Public Document Pack

Shropshire Council

Shropshire Council
Legal and Democratic Services
Guildhall,
Frankwell Quay,
Shrewsbury
SY3 8HQ

Date: Tuesday, 2 September 2025

Committee:
Cabinet

Date: Wednesday, 10 September 2025
Time: 10.30 am
Venue: Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click here to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel Here

Tim Collard Service Director – Legal, Governance and Planning

Members of Cabinet
Heather Kidd
Bernie Bentick
Roger Evans
Andy Hall
Ruth Houghton
James Owen
David Vasmer
Alex Wagner
David Walker
Rob Wilson

Your Committee Officer is:

Amanda Holyoak 01743 257714
Email: amanda.holyoak@shropshire.gov.uk

AGENDA

1 Apologies for Absence

2 Disclosable Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

3 Minutes (Pages 1 - 6)

To confirm the minutes of the meeting held on 9 July 2025

4 Public Question Time

To receive any questions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification is not later than 12 noon on Thursday 4 September 2025.

5 Member Question Time

To receive any questions from Members of the Council. Deadline for notification is not later than 12 noon on Thursday 4 September 2025.

6 Scrutiny Items

a **Scrutiny Item - Skateboard Facility and Pump Track Petition - recommendation from Economy & Environment Overview and Scrutiny Committee** (Pages 7 - 10)
Chair of Economy and Environment Overview and Scrutiny Committee: Councillor Ed Potter

7 Children's Social Care Ofsted Report and Next Steps

Lead Member – Cllr Ruth Houghton, Portfolio Holder for Social Care

Lead Officer – Sonya Miller, Service Director Children and Young People

REPORT TO FOLLOW

8 Financial Monitoring Report Quarter 1 2025/26 (Pages 11 - 56)

Lead Member – Cllr Roger Evans, Portfolio Holder for Finance

Lead Officer – James Walton, Executive Director of Resources

9 **Financial Monitoring Period 4**

Lead Member – Cllr Roger Evans, Portfolio Holder for Finance

Lead Officer – James Walton, Executive Director of Resources

REPORT TO FOLLOW

10 **Performance Monitoring Report Quarter 1 2025/26** (Pages 57 - 66)

Lead Member – Cllr Heather Kidd, Leader

Lead Officer – Billy Webster, Service Director of Strategy

11 **Shrewsbury Town Centre Design Guide** (Pages 67 - 136)

Lead Member – Cllr David Walker, Portfolio Holder for Planning

Lead Officer – Tim Collard, Service Director for Legal, Governance and Planning

12 **Treasury Management Update Quarter 1 2025/26** (Pages 137 - 160)

Lead Member – Cllr Roger Evans, Portfolio Holder for Finance

Lead Officer – James Walton, Executive Director of Resources

13 **Proposed Consultation on Residential Design Supplementary Planning Documents** (Pages 161 - 326)

Lead Member – Cllr David Walker, Portfolio Holder for Planning

Lead Officer – Tim Collard, Service Director for Legal, Governance and Planning

14 **Bishop's Castle Arts and Leisure Centre – Approval for decarbonisation and pool renovation projects including the allocation of CIL funds** (Pages 327 - 338)

Lead Members - Cllr James Owen – Portfolio Holder Housing and Leisure
And Cllr David Walker – Portfolio Holder – Planning

Lead Officers - Laura Tyler, Service Director Commissioning
Tim Collard, Service Director Legal Governance and Planning

15 **Application by West Felton Parish Council for West Felton Parish to be considered as a Neighbourhood Area** (Pages 339 - 348)

Lead Member – Cllr David Walker, Portfolio Holder for Planning

Lead Officer – Tim Collard, Service Director for Legal, Governance and Planning

16 Exclusion of Press and Public

To resolve that, in accordance with the provisions of Schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council's Access to Information Rules, the public and press be excluded from the meeting during consideration of the following item

17 Proposed sale of the former (closed) St Marys Church of England Primary School, Dawsons Rough, Wem Road, Shawbury (Pages 349 - 362)

Lead Member – Councillor Roger Evans, Portfolio Holder for Finance

Lead Officer - Sam Williams, Service Director Enabling

18 Date of Next Meeting

Wednesday 15 October 2025 at 10.30 am

Committee and Date
Cabinet
10 September 2025

CABINET

Minutes of the meeting held on 9 July 2025
In the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
10.30 am – 11.50 am

Responsible Officer: Ashley Kendrick
Email: amanda.holyoak Tel: 01743 257714

Cabinet Members Present:

Councillors Heather Kidd, Bernie Bentick, Roger Evans, Andy Hall, Ruth Houghton, James Owen, David Vasmer, Alex Wagner, David Walker and Rob Wilson

Group Leaders Present: Councillors Rosemary Dartnall, Julian Dean, Dawn Husemann and Dan Thomas

17 **Apologies for Absence**

There were no apologies for absence.

At the outset of the meeting the Leader congratulated Children's Services for their excellent work in enabling looked after children to be cared for in Shropshire and in improving quality of care. Three homes Pebble House, Chelmaren and Berwyn Cottage had been judged by Ofsted to be outstanding and Havenbrook, Caer Bryn and Devonia judged as good. This was a fantastic achievement.

18 **Disclosable Interests**

None were declared

19 **Statement Regarding the North West Relief Road**

Cllr Heather Kidd, Leader, made a statement regarding the recently announced pause of work on the North West Relief Road.

She explained that the controversial project faced significant funding challenges, and at a meeting with the Department for Transport on 23 June 2025, it had been confirmed that the funding offer was only ever for two-thirds of the original scheme, at most £54.4 million. This left Shropshire Council to manage what would now be an estimated unaffordable £215 million cost and a minimum £155 million borrowing requirement, the repayment of which would impact on services for residents for decades.

Work on the road had therefore been paused pending discussions with the Minister, Lillian Greenwood MP. Relief would be sought on the £39 million already spent amid concerns over the council's fragile finances. The Leader also referred to contested traffic impact evidence regarding the need for the NWRR. Alternative traffic solutions for areas such as

Battlefield Enterprise roundabout, Dobbies Island, and Welshpool road were under consideration.

As soon as any outcome following further discussion with the Minister was known, members and residents would be informed.

20 **Minutes**

An amendment was made to section 5 of the minutes of the last meeting. The following text was removed:

"*Cllr Kate Halliday – has specialist legal advice been sought on this matter and insurers advised of possible claims in relation to discrimination. The Leader endeavoured to respond to Cllr Halliday outside of the meeting and provide all details of up to date guidance and action taken"*

And replaced with the following:
"*Cllr Kate Halliday – has specialist legal advice been sought on this matter and insurers advised of possible claims in relation to discrimination. The Leader confirmed that no specialist advice had yet been sought or insurers notified but endeavoured to respond to Cllr Halliday outside of the meeting and provide all details of up to date guidance once received, and of any action taken."*

The minutes of the meeting held on 11 June 2025 were then confirmed as a correct record.

21 **Public Question Time**

Public Questions were received from the following:

Graham Betts – in relation to Red Deer Road in Shrewsbury

John Palmer – in relation to CCTV in Shrewsbury town centre

The full questions and responses provided can be found using this link: public and member questions

22 **Member Question Time**

Member questions were received from:

Cllr Rosemary Dartnall –
in relation to the Weir Hill development, and progress on associated planned improvements to Belvidere Bridge and a footpath/cycle route from the estate to London Road. In response to her supplementary question, the Portfolio Holder for Highways confirmed that he would re-engage with Network Rail and seek support from the local MP in relation to the bridge. He asked Cllr Dartnall to contact him outside of the meeting so that he could give her a full briefing in relation to Weir Hill access issues.

Cllr Kate Halliday –
in relation to parking on residential streets in Belle Vue and Coleham

The full questions and answers provided to them are available here: public and member questions

23 Scrutiny Items

There were no scrutiny items.

24 Annual Treasury Report 2024/25

Cllr Roger Evans, Portfolio Holder for Finance, presented the report and invited questions. He explained that it would also be considered by Full Council at its meeting on 17 July 2025.

RESOLVED:

3.1. To approve the actual 2024/25 prudential and treasury indicators in this report.
3.2. To note the annual treasury management report for 2024/25.

25 Annual Customer Feedback (complaints) Report

Cllr Alex Wagner, Deputy Leader and Portfolio Holder for Communities introduced the Annual Customer feedback report 2024 – 2025. The report highlighted an increase in customer feedback cases, with a notable rise in complex cases, particularly at stage two and involving Education, Health, and Care Plans (EHCPs). The average response time for stage one complaints has improved to 23 days, but 28% of these responses were overdue, with variability in handling cases across different services.

The report also covered the Ombudsman's complaint handling code, which would be used to assess complaints and recommendations from April 2026. This code would require significant changes in the council's ways of working, including logging stage one complaints within five days and responding within 10 days, with extensions allowed for another 10 days if necessary. There would be no associated additional resource to implement the new code, and the focus would need to be on demand mitigation and better responses to service requests to prevent complaints from arising in the first place.

The report set out recommendations focusing on developing new guidance and remedies, improving customer experience, addressing the increase in complex cases, and supporting staff in handling these cases. A separate report would be presented to a future meeting to assess compliance with the Ombudsman's code and outline the council's response to the new requirements. The importance of scrutiny work and preventing complaints was also highlighted, and the Deputy Leader welcomed a suggestion that scrutiny chairs be involved in reviewing relevant sections of the report.

RESOLVED:

3.1 to consider the recommendations and actions in the Annual Customer Feedback Report (pages 30 and 31) to support and improve customer feedback performance within Shropshire Council.

3.2 to note that a paper on the adoption of the Local Government and Social Care Ombudsman's Complaint Handling Code will be prepared for a future Cabinet Meeting (September 2025).

26 Financial Monitoring Period 2

Cllr Roger Evans, Portfolio Holder for Finance introduced the period 2 report which highlighted an exceptionally challenging financial position for the Council with a forecasted overspend of £13.174 million by 31 March 2026. This would result in a significant reduction of the General fund Balance if no further action was taken. Reasons included insufficient savings realization, higher-than-budgeted demand in social care, and potential unforeseen budget pressures.

Responding to questions, he reported on the aim to improve the level of general reserves to ensure the council could meet unexpected calls on service, and reported that a new Budget Forum would be set up where all group leaders would be invited to attend to maximise transparency and collaboration when it came to making difficult budget decisions.

The Portfolio Holder for Social Care reiterated the commitment to keeping residents of Shropshire safe, secure and supported appropriately and reported on hard work underway to deliver preventative services which would result in longer term savings.

The Leader referred to the challenges of delivering services in a rural county, particularly one with an aging demographic. The cancellation of the Rural Services Delivery Grant had further increased financial pressure. She reported that the forthcoming Corporate Peer Challenge would have financial sustainability within its remit and that robust representation would be made to government on the additional costs of delivering services over a large rural area.

RESOLVED:

3.1. To ensure necessary action is taken to improve Period 2 forecast (31st May 2025), by year end in terms of the indicative level of savings delivery of £31.438m (53%), resulting in a projected spend over budget of £13.174m for 2025/26.

3.2. To note the projected General Fund Balance would be £0.606m if no further action were taken.

3.3. To formally acknowledge that the current information indicates the need for urgent corrective action, and to request that the Council's senior team undertakes that urgently

27 **Shropshire SEND and AP Strategy**

Cllr Andy Hall, Portfolio Holder for Children and Education, presented the Special Educational Needs and Disabilities (SEND) and Alternative Provision (AP) Strategy, which had been co-produced by the SEND and AP Partnership Board to support the best outcomes for children, young people, and their families. The Shropshire Parent and Care Council had contributed to the strategy in developing targets.

Further work would be undertaken on development and identification of more precise outcome measures to maximise accountability and provide a coherent and consistent direction for practitioners, providers and those supporting children.

It was noted that an update was recommended for 6 months time and a suggestion was made that a scrutiny committee be involved in a review of progress made.

RESOLVED:

3.1 To consider the final draft SEND and AP Strategy 2025 – 2029 and recommend their adoption to full Council in September.

3.2 To consider the draft Outcomes Framework and recommend their adoption to full Council in September as a 'live working document', noting the ambitions to focus on improving outcomes for children, young people and families.

3.3 To receive an update in 6 months on the development of the implementation plans and refinement of the multi-agency workstreams to deliver the strategy. This should also include a progress update with respect to the development of measurable outcomes and further refinement of the Outcomes Framework.

28 **National Planning Reform Consultations - Proposed Council Response**

Cllr David Walker, Portfolio Holder for Planning, introduced the response to four government consultations on reforming the planning system. Whilst generally supportive of measures to increase speed up of build out and improve transparency, the response emphasised the need for local responsiveness and maintenance of robust planning requirements, particularly regarding affordable housing and biodiversity. Concerns were raised about loss of local democratic oversight and reduction of the role of local councils in decision-making. The proposed response opposed a national scheme of delegation, advocating for local approaches that recognise community contexts and supported town and parish councils.

RESOLVED:

3.1 To approve the submission of the Council's response to Government's national planning reform consultations (Planning Reform Working Paper: Speeding Up Build Out; Technical Consultation on Implementing Measures to Improve Build Out Transparency; Planning Reform Working Paper: Reforming Site Thresholds; and Reform of Planning Committees: Technical Consultation), as set out in Appendix 1 to this report.

3.2.That authority be given to the Service Director - Legal and Governance in consultation

with the Portfolio Holder for Planning to agree any additional changes to the Council's response to Government's national planning reform consultations, ahead of their submission to Government.

29 **Transfer of Coroner's Officers to Shropshire Council**

Councillor Bernie Bentick, Portfolio Holder for Health, presented the report seeking approval for transferring six coroner's officers from West Mercia Police to Shropshire council by October 2025, due to West Mercia Police ceasing support for this function. It was noted that the Council had the ultimate statutory responsibility to support the coroner and that officers would remain based at the Guildhall and be integrated into existing services.

RESOLVED:

3.1 To authorise the transfer of the management of the six (5 FTE) Coroners Officers from West Mercia Police to Shropshire Council with the transfer of funding agreed on a tapering basis as set out in the Table at paragraph 5.3.

3.2 To authorise the Service Director – Legal and Governance, in consultation with the Portfolio Holder for Health and Public Protection, to agree the detail of the transfer of staff and their functions with a target date of 1st October 2025

30 **Date of Next Meeting**

Signed ..... (Chairman)

Date: .....

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Cabinet	Item
10th September 2025	Public

Skateboard Facility and Pump Track Petition - Recommendation from Economy & Environment Overview and Scrutiny Committee

Responsible Overview and Scrutiny Officer:		Claire Braddock, Overview and Scrutiny Officer	
Email:	claire.braddock@shropshire.gov.uk	**Tel:**	01743 258913
Economy and Environment Overview and Scrutiny Committee Chair:		Councillor Edward Potter	
Portfolio Holders:		Councillor Roger Evans, Portfolio Holder for Finance Councillor James Owen, Portfolio Holder for Housing and Leisure	

1. Synopsis

1.1. This briefing report details a recommendation of the Economy and Environment Scrutiny Committee following discussion of a petition presented to the Committee at its meeting on the 10th July 2025. The Committee asks that the relevant Portfolio Holder takes away the recommendation with a view to reporting back on findings to Cabinet on the 15th October.

2. Executive Summary

2.1 On the 10th July 2025 a public petition was presented to, and discussed by, the Economy and Environment Overview and Scrutiny Committee, as follows -

Title: Petition for Skateboard Facility and Pump Track in Oswestry

Statement: *We the undersigned petition the council to Pass the unused land to the North of Oswestry Leisure Centre to Oswestry Town Council on condition that it is used for a skateboard facility and pump track. Amenities like this are common in many much smaller settlements around Oswestry and the Town Council has the benefit of a Capital Receipt to fund the construction costs. Young people deserve to enjoy proper exercise facilities in our town and their lack increases the risks to them, and other residents, from anti-social riding and skating in public places. Being next to the Leisure centre, and adjacent to the urban extension area, this site is ideally located. Indeed, Planning permission for this type of use was given in 2008 and amended in 2012. Sixteen years later many young people have now missed out.*

2.2 Following the presentation of the petition and subsequent discussion the Committee agreed there would be numerous benefits to pursuing this opportunity and agreed to ask the relevant Portfolio Holder to investigate how this could be progressed.

3. Economy and Environment Overview and Scrutiny Committee Recommendation

3.1. That the relevant Portfolio Holder with officer support explore the possibility of transferring land to Oswestry Town Council for use as a pump track and skate park, and the most appropriate means of doing so.

3.2 That a report setting out the findings of the Portfolio Holder be presented to Cabinet on the 15th October.

Report

4. Financial Implications

4.1 To be explored by the relevant Portfolio Holder with the support of officers.

5. Climate Change Appraisal

5.1. To be explored by the relevant Portfolio Holder with the support of officers.

6. Background

6.1 At the 10th July 2025 meeting of the Economy and Environment Overview and Scrutiny Committee petitioners asked the Council to pass over a suitable section of land to the north of Oswestry Leisure Centre to enable them to provide a biking and skateboarding facility for the town. Local residents who attended this meeting explained how popular biking is to the young people of Oswestry, as well as the valuable mental and physical health benefits that having a skatepark locally would bring.

6.2 The petitioners confirmed that planning permission was granted for a BMX / Skateboard facility on this site in 2008, however this had not yet been developed. They also understood that Oswestry Town Council have prioritised this as an action, have the money to complete it, and have been negotiating with Shropshire Council on the subject of this land for some time.

6.3 It is believed that the development of this pump track will relieve stress and damage to nearby ancient woodland and protected bluebells, as this area is currently being used by large numbers of bikers who are unknowingly damaging wildlife, such as a protected species of bluebells. The petitioner confirmed that these bikers are using this woodland as they have nowhere else to go in the absence of a facility of this kind.

6.4 The petition itself states that Oswestry Town Council have the Capital receipt for this and would be fully funding it themselves, at no cost to Shropshire Council, other than the loss of land. Members heard from officers that this land, approximately two hectares adjacent to the leisure centre, is not currently being used. However, there may be a future need for expansion of the leisure facilities or car parking for the leisure centre, so the design and location of the pump track would need to take this into consideration. Equally if the pump track is not well used or falls out of favour the option to revert this facility back to Shropshire Council would be beneficial.

6.5 Members also heard from the petitioners that the local biking community would be enthusiastic in being involved in the running of this facility in some way.

6.6 Members discussed this request and were very enthusiastic as to the health benefits, and supportive of the opportunity to engage with young people in delivering a site to best meet their needs. They expressed frustration on hearing of the delay to date, since the 2008 planning permission had been granted up until now and were keen to see progress now being made.

6.7 The Economy and Environment Overview and Scrutiny Committee does not anticipate any decisions from Cabinet today and instead requests that the relevant Portfolio Holder consider, with the support of officers, its recommendation and report back to the 15th October Cabinet meeting.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Economy and Environment Overview and Scrutiny Committee - Thursday, 10th July, 2025 2.00 pm

Portfolio Holder:	Councillor Roger Evans, Portfolio Holder for Finance Councillor James Owen, Portfolio Holder for Housing and Leisure

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Committee and Date Transformation & Improvement Scrutiny 8th September 2025 Cabinet 10th September	Item Public

Financial Monitoring Quarter 1 2025/26

Responsible Officer:	James Walton
email:	James.walton@shropshire.gov.uk
Cabinet Member (Portfolio Holder):	Roger Evans, Finance

1. Synopsis

Shropshire Council faces significant financial pressures with a forecasted £33.544m overspend, retaining only minimal reserves to guard against future variances. Urgent intervention is needed to improve the financial position and secure tighter control over spending.

2. Executive Summary

2.1. This report provides a detailed review of the Council's financial position as at the 30 June 2025. It covers the period from 1 April to 30 June and follows published reports for period 1 (April) and period 2 (May). It is the first quarterly report of the year and is presented in the same format as quarterly reports for previous years with more detailed information than monthly reports. Later reports in the current year will follow for subsequent quarters, supplemented by interim monthly reports.

2.2. The report shows that the Council continues to face significant financial pressures. The central forecast indicates anticipated expenditure £33.544m over budget by the end of the year, based on latest information. Considering that the forecast was made as at 30 June and that nine clear months of the year remain, it is inevitable that many parts of the forecast are estimates which are subject to change. If a 'favourable' and an 'adverse' scenario are considered in which either estimates are somewhat pessimistic, or are somewhat optimistic, a range outside the central

forecast can be identified. This is shown in the table below, and further information is shown at paragraph 8.3.

Table 1 - Forecast as at 30 June showing the central forecast and other possible scenarios.

Scenario	Potential variation to budget
Favourable	£27.344m
Central	**£33.544m**
Adverse	£98.689m

2.3. The range of outcomes indicates that the Council continues to face considerable pressures which could impact on the financial position of the Council. The range of outcomes is regularly reviewed and could change as the year progresses.

2.4. The General Fund Balance is currently £34.280m, i.e. marginally more than our central forecast variation. Based on current projections, the authority is, therefore, not in a position that indicates that the financial position, overall, is out of balance (which is unlawful). It remains clear, however, that several risks remain to be mitigated to secure and improve that overall position and thereby confirm financial security for this financial year. The impact of a confirmed decision on the North West Relief Road Project is the key determinant reflected in the Adverse Projection above.

3. Recommendations

Transformation & Improvement Overview and Scrutiny Committee

3.1. It is recommended that Transformation & Improvement Scrutiny Committee Members

A. Discuss the detailed position set out in this quarterly report which is a central forecast of £33.5m over budget in a range of between £27.3m (favourable scenario) and £98.7m (adverse scenario) over budget,
B. Consider the risks arising including the impact on the financial sustainability of the Council
C. Consider mitigating actions, that might be considered and communicated to Cabinet, noting the arrangements being put into place to secure tighter control over all aspects of spending, as set out in this report
D. Consider the implications of the reducing General Fund Balance over the last four years as shown in paragraph 11.3
E. Consider the updated summary position as set out in the Period 4 Monitoring Report also on this agenda.

Cabinet

3.2. It is recommended that Cabinet Members:

A. Note the arrangements being put into place to secure tighter control over all aspects of spending, as set out in this report
B. Note that the Quarter 1 position (as at the end of June) forecasts indicative savings delivery of £34.154m (57%)
C. Direct the Chief Executive to instruct all Officers to urgently take the necessary actions to improve the Quarter 1 forecast of a projected spend over budget of £33.544m (30th June 2025), by year end, predominantly focussing on remaining savings or mitigating actions to be delivered in 2025/26.
D. Consider the impact of the projected forecast on the General Fund Balance and note the risk of further service pressures (requiring additional savings) in the

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future financial years if financial performance in the current year is not significantly improved.

E. Consider the updated summary position as set out in the Period 4 Monitoring Report also on this agenda.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. A more regular review of the emerging financial position for the year is an essential part of the risk management approach of the council during the coming year. The level of savings delivery and financial pressures in the current year are a recognised risk for the 2025/26 budget and continued focus and action are being put in place to address this.

4.2. Risk table

Risk	*Response*
Savings delivery is below the targeted level; mitigations to unachieved savings are not secured at reasonable levels. Savings of £59.9m were agreed for the 2025/26 budget including £7.7m new savings, £10.9m of demand management activity in social care, and £41.3m of savings carried forward from 2024/25.	Savings delivery is divided into two main areas of activity – service-led activity and organisational-wide initiatives – each with different approaches. Organisational savings are the bulk of the carried forward savings from 2024/25 and are subject to support from the Project Management Office with further, deeper, initiatives proposed to mitigate shortfalls. Some areas of savings proposed by service leads have not yet been wholly achieved (or mitigated). Action must be taken in these areas to secure the savings as planned, or to mitigate unachieved savings through other measures.
That management actions required to bring the budget into balance do not yield the results being targeted, leading to a larger pressure on the general fund balance.	Engagement and action planning through the Leadership Board and Service Director's respective teams will provide mitigation to this risk. This includes visibility and closer scrutiny of all spending decisions in both pay and non-pay areas. Implementation of operations boards to oversee spending and recruitment will help enforce management actions.
Insufficient reserves to cover projected overspending or other deficits	Improved budget preparation process with more analysis of current and future activity trends will help mitigate this risk. Modelling of current and future reserves levels, including both earmarked and unearmarked, against likely levels of pressure and impact on securing the desirable level of unearmarked (general) reserves. Review of ways in which further funds can be brought into unallocated general fund balances and reserves to support balance sheet repair and reserves improvement. The immediate aim is to retain a General Fund Balance of at least £5m by year

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	end and then increase within the range of £15m to £30m.
Other unbudgeted risks arise before the end of the financial year	The general fund balance is reviewed as part of setting the budget each year and compared with known areas of local risks (such as the pay settlement for staff, supply chain inflation, resident need for different services). The assessment at the start of the year indicated that the balance at 1 April would be sufficient to cover a range of risks. The current forecast indicates that risks are exceeding this assessment and cannot be sustained,

4.3 The key opportunity is that the reporting period is to the end of June and this report will be considered in early September by Cabinet. There is therefore time left to take necessary action to secure an improved financial position in the second half of the financial year.

Contact: James Walton james.walton@shropshire.gov.uk

Table 2 – Analysis of 3 Forecast Scenarios with commentary

		Period 3					
Survival factor	**MTFS assumption**	**Favourable**		**Central**		**Adverse**	
1. Savings delivery	Budget and MTFS assume 100% delivery of all savings on a recurrent basis. For 2025/26 a mitigation against in-year optimism bias was included in the GFB calculation at £11.5m (equating to c75% delivery against the 2025/26 target of £59.9m (excluding demand mitigations))	24.523	Tracker reds as at 30 June are £25.723m. Use of £11.5m General Fund Balance available to offset some of the shortfall. Assumed further delivery on Rightsizing of £1.2m.	25.723	Tracker reds as at 30 June are £25.723m. Use of £11.5m General Fund Balance available to offset some of the shortfall.	30.723	Tracker reds as at 30 June are £25.723m. Use of £11.5m General Fund Balance available to offset some of the shortfall. Potential risk around Third Party Spend savings that may not be realised in-year.
2. Social care demand pressure beyond budget estimates	Demand reduction measures assumed to support delivery within budget. Excess demand beyond that will impact overall financial performance.	18.322	No more favourable position currently identified.	18.322	Social Care Demand pressures in Adults and Childrens are not managed to available budget and General Fund Balance Contingency (£9m total) applied. Aim to mitigate against higher overspends in future months.	28.322	Social Care Demand pressures in Adults and Children's are not managed to existing overspend, generating higher overspends in future months. More detailed analysis provided for Period 5.
3. Other unbudgeted pressures (-benefits)	The budget assumes all material considerations are included in the estimates. Other pressures outside those estimates are not included, hence the provision of a general fund balance (although other Councils include a revenue contingency budget).	-15.501	Assumes an improvement in one-off savngs delivery.	-10.501	No material pressures identified beyond those in the two sections above. Significant one-off savings currently identified offsetting pressures in savings delivery and social care.	-5.501	Assumes a deterioration in one-off savngs delivery.
4. Capital receipts sufficiency	Capital receipts are generated at a level that, when added to 'in-hand' and 'de-committed' amounts, will cover VR costs plus transformation costs (capitalised). Any shortfall in capital receipts generated or increase in transformation costs could cause an additional pressure	0.000	No more favourable position currently identified.	0.000	Transformation plans fully funded from existing capital receipt plans. Contingency in General Fund Balance is, however, applied elsewhere to offset overspending and under delivery of savings.	4.200	Transformation plans exceed available budget due to shortfall in capital receipt delivery. Contingency in General Fund Balance is applied elsewhere to offset overspending and under delivery of savings.
5. External factors	A number of factors are known to be able to impact the financial position indrectly, but the timing or likelihood of these is unknown at the time of setting the budget. The GFB level is set on the basis of being a fund of last resort in the face of such pressures.	0.000	No more favourable position currently identified.	0.000	Assume no in-year costs arising from external factors.	0.000	No more adverse position currently identified.
6. Project risks	No direct or indirect implications are assumed in the budget. Possible risks include the withdrawal of funding for major capital projects which may lead to revenue pressure as 'sunk' costs are written off.	0.000	No more favourable position currently identified.	0.000	Assumes no in-year costs arising from major capital funding withdrawals or reductions.	38.945	Decision to cancel NWRR taken and costs to date are written off to revenue with no Exceptional Financial Support obtained from Government.
7. Cash position (Liquidity)	The MTFS assumes that day-to-day liquidity is planned for an maintained. Failure to do this, or a rapid deterioration in the council's financial position may lead to unbudgeted finance costs, and reputational damage as staff and supplier payments are placed in jeopardy.	0.000	No more favourable position currently identified.	0.000	Detailed day-to-day cash forecast in place. MUFG (treasury advisors) engaged and advising on externalisation of previous internal borrowing. Clear management with £20m cash buffer.	2.000	Potential to require further borrowing which creates an additional revenue cost
		27.344		33.544		98.689	

5. Financial Implications

5.1. Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions,

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where necessary in conjunction with Cabinet Members, aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. This report sets out the financial projections for the Council in the 2025/26 Financial Year as at Quarter 1. A summary of the key elements for managing the Council's budget are detailed elsewhere in this report.

6. Climate Change Appraisal

6.1. The Council's Financial Strategy supports its strategies for Climate Change and Carbon Reduction in several ways. A specific climate change revenue budget is held. The climate change schemes involving the Council's assets or infrastructure are included within the capital programme. These two areas of expenditure are anticipated to have a positive contribution towards climate change outcomes.

6.2. Securing a robust and sustainable financial base will help the Council meet the challenges of climate change – this is not separate to our budget management, but integral to it, as set out in the objectives of The Shropshire Plan and our aim to secure a Healthy Environment.

7. Background

7.1. Given that the financial position of the council remains highly challenging, summary budget monitoring reports highlighting the anticipated year end projection are produced monthly for Cabinet, with detailed updates reported quarterly to Cabinet.

7.2. The monitoring reports track progress against agreed budget decisions, consider any budget changes (including re-profiling on Capital), forecast any significant variances to the budget, and enable corrective action to be taken to ensure a balanced budget at year end.

7.3. Council approved the Financial Strategy 2025/26 – 2029/30 on 27 February 2025 which outlined the revenue and capital budget for 2025/26.

8. Forecast Revenue Outturn Position as at Quarter 1

8.1. At Quarter 1 (April1 – June 30), the Council is reporting a forecast overspend of £33.544m. This forecast is based on the current projections for savings delivery (as set out in Section 10) and levels of demand and pressures being catered for that exceed available budgets. While this report provides an update on the short-term position, it is important to reference the work being done alongside this to create a more sustainable financial position over the following three years. This aligns to the recently completed LGA Corporate Peer Challenge (July 2025) which is due to be published in the coming weeks and discussed by Council in September.

8.2. The position indicated by the current estimated spending to the end of the year would require the full extent of the General Fund Balance (GFB) to be applied to maintain balance between income and expenditure within the year. This is a high risk position, projected early in the year, and a balance of £5m is considered the minimum acceptable GFB to hold. Urgent intervention is required through all portfolio areas to secure improvements in the financial position – seeking out and correcting all areas where planned expenditure can be reduced, removed, or deferred. Simply – the current anticipated level of expenditure needs to be significantly reduced, and at great pace.

8.3. Officers are actively monitoring progress against seven direct financial risk areas that underpin the strategic risk "Inability to Contain overall committed Expenditure within the Current Available Resources within this Financial Year". This is set out within Section 4. This shows how the current forecast of spending exceeding available resources by £33.544m is a central forecast in a range between a more favourable outcome of £27.344m over budget to a more adverse outcome of £98.689m over budget.

8.4. In March 2025 the Council's senior leadership team was restructured to deliver significant savings and enable the Council to be reconfigured into a more sustainable model for the future. The move removed the previous directorates in a bid to remove 'silo' working and established eight new functional areas that, with Executive Directors and the Chief Executive would form a new Leadership Board. It was necessary, for Period 1 and 2 reporting, to maintain the previous Directorate Structure in reporting as this enabled the previous year accounts to be closed down in the correct format. From Period 3 (Quarter 1), reports will reflect the new structure where possible. Table 3 below summarises the position by functional area (see also Appendix 1A and 1B), including latest projections on funding. A breakdown of the projected outturn by portfolio holder is detailed in Appendix 1C.

Table 3 – Projected Outturn by Service Area

Service Area	Revised Budget (£'000)	Projected Outturn (£'000)	(Under)/ Overspend (£'000)	RAGY Classification
Care & Wellbeing	133,086	148,061	14,975	R
Children & Young People	79,549	84,166	4,618	R
Commissioning	42,094	40,309	(1,784)	Y
Communities & Customer	14,808	13,019	(1,789)	Y
Enabling	9,260	8,101	(1,159)	Y
Executive Mgmt Team	5,256	5,045	(211)	Y
Infrastructure	39,375	43,468	4,093	R
Legal & Governance	4,826	4,212	(614)	Y
Pensions	18	9	(9)	Y
Strategy	(437)	(328)	109	R
Service Delivery Budgets	**327,835**	**346,063**	**18,229**	
Corporate	(39,249)	(21,419)	17,830	R
Net Expenditure	**288,586**	**324,644**	**36,059**	
Anticipated Operations Boards			(2,515)	
Net Expenditure			**33,544**	
Funded By:				
Council Tax	(219,283)	(219,283)	0	G
Business Rates	(46,683)	(46,683)	0	G
Top Up Grant	(11,025)	(11,025)	0	G
Revenue Support Grant	(8,668)	(8,668)	0	G

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Collection Fund (Surplus)/Deficit	(2,927)	(2,927)	0	G
Funding	**(288,586)**	**(288,586)**	**0**	**G**
Total	**0**	**0**	**33,544**	

8.5. The majority of the current forecast overspend can be summarised as:

- £25.723m of savings not yet identified or without a clear delivery plan in place. While savings are generally deliverable within service areas, several overarching savings, budget reduction and resulting overspend, are shown mostly within the 'Corporate' line in the table above. Work continues to agree the long term plan to reconfigure the Council and revise service delivery ambitions to create a sustainable financial position.
- £16.489m spend over budget against purchasing costs within Adult Social Care operations shown within the Care and Wellbeing line. Demand on the service continues to rise as we see increased complexity and cases transferring from health. The service is expecting to deliver mitigations of £7.1m as set out in the MTFS and are working to mitigate the growing costs from people being transferred from health services to the Local Authority and people that have funded care and fallen below the funding threshold. The service is also reviewing joint funded packages, client contributions and increasing delivery of some savings targets where possible.
- £8.393m spend over budget forecast on External Residential Placements shown within the Children and Young People line. We continue to see similar trends to the last financial year with an increase in number of placements including across the Disabled Children's Team where placement costs are higher due to the needs of the children and young people.
- In August, operations boards will be in place to ensure tight control over spending and recruitment decisions with further details provided in later reports. Initial estimates suggest the boards may deliver reductions in spend (in-year) of approximately £2.515m.

9. Income

9.1. The revenue budget is funded by £478m of income including specific government grants and retained local taxation receipts. Grant values are advised in the settlement before the start of the year and are unchanged. Income through discretionary fees and charges is included in budgets for service area net spending. Appendix 2 provides analysis of the current projection of specific government grant income by directorate including any new allocations and highlights the current delivery of income through fees and charges charged in services.

10. Savings

10.1. The Council has an overall savings target in 2025/26 of £59.876m made up of three principal elements; new savings identified for 2025/26 (£7.7m), Demand Mitigation proposals for 2025/26 (£10.9m), and the balance, being savings yet to be delivered and carried forward from 2024/25 (£41.3m). The summary position on savings delivery as at 30 June is that the Council anticipates delivery of 57% of targeted savings for the year. This is shown in Table 4 below.

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Table 4 – Summary of saving delivery forecast at 30 June, by service area

Analysis by service area	Savings Target (£m)	30 June Forecast Delivery (£m)	30 June Forecast Delivery (%)
Care & Wellbeing	8.913	6.616	74
Children & Young People	8.218	8.133	99
Commissioning	1.599	1.083	68
Communities & Customer	(0.377)	(0.545)	145
Enabling	7.032	3.794	54
Executive Management Team	0	0	-
Infrastructure	5.475	3.701	68
Legal, Governance & Planning	0.229	0.164	72
Strategy	0.205	0.191	93
Corporate	28.581	11.016	39
Total	**59.876**	**34.154**	**57**

10.2. Service-led savings were proposed by individual service areas as part of the preparation of the 2025/26 budget. Delivery currently ranges from 39% in the Corporate budget line (which includes savings to be delivered across the Council but yet to be allocated as part of the longer term plan, hence the low levels of delivery) to 145%, with an average level of forecast delivery as at 30 June of 57%.

11. Reserves and General Fund Balance

11.1. The Council holds earmarked reserves and a general reserve referred to as the General Fund Balance (GFB). Earmarked reserves are held for a specific purpose and cannot, generally, be used to cover the impact of overspends or non-delivery of savings proposals.

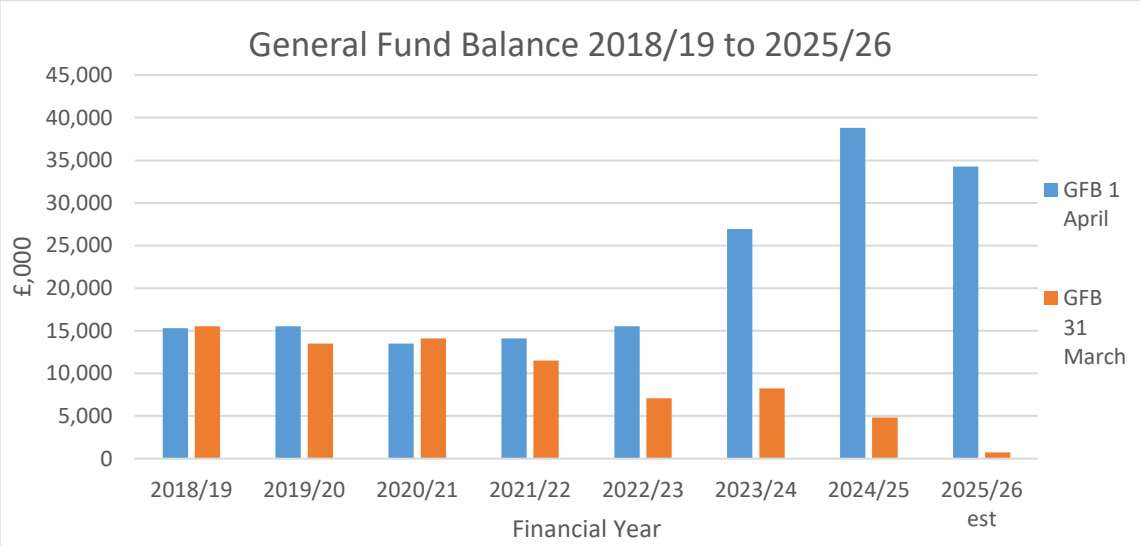
11.2. The 2024/25 year ended with a General Fund Balance (GFB) of £4.825m, which was brought forward into the new year. The 2025/26 budget included a contribution of £29.455m to the GFB. The total on hand in this reserve at the beginning of the year was therefore £34.280m. This was considered a safe level given the profile of financial risks as anticipated when the budget was set by Council in February and before the final outturn position for 2024/25 was established, at a significantly deteriorated position. As the current year is progressing, maintenance of our level of GFB appears, currently, impossible and it is of great concern that the Council has minimal resilience against any unforeseen variances which could appear over the coming periods. This position is under constant review with the aim to retain a higher GFB of at least £5m before year end. This is shown in the table below, and in Appendix 5.

Table 5 – General Fund Balance

General Fund	£'000
Balance as at 1st April 2025	4,825
Budgeted Contribution in 2025/26	29,455
Budgeted General Fund Balance as at 31st March	**34,280**
Release of GF to fund high risk cost pressures (as set out in MTFS)	(22,000)
2025/26 estimated spending above budget (as projected at Q1)	(11,544)
Balance as at 31 March 2026	**736**

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11.3. The chart below sets out Shropshire Council's General Fund balance at the beginning and end of each financial year from 2018/19 to the current estimated position for 2025/26. Post-covid, the decision to increase resilience through budgeted contributions to GFB from 2023/24 coincided with financial pressures through funding and demand levels. The outcome can be seen in the clear strategy to increase GFB levels from 2023/24 (the blue bars) but the erosion of available GFB (orange bars) from 2022/23. This shows a real terms decrease in the last and current financial year due to non-delivery of savings and overspending.



12. Capital

12.1. The current capital programme and actual spend is detailed in Table 4 below, including updated projections on financing of the programme. Further detail is provided in Appendix 6.

Service area	2025/26 Revised Capital Programme (£'000)	2025/26 Actual Spend (£'000)	2025/26 % Budget Spend %	2026/27 Capital Programme (£'000)	2027/28 Capital Programme (£'000)
Care & Wellbeing	414	59	14.34	0	0
Children & Young People	10,369	544	5.25	21,278	7,453
Commissioning	2,616	610	23.30	1,450	750
Communities & Customer	7,164	2,005	27.98	7,209	7,155
Enabling	17,728	1,846	10.41	13,852	5,479
Infrastructure	55,191	5,671	10.28	34,712	22,237
Legal & Governance	636	56	8.83	150	200
Strategy	3,004	343	11.43	2,000	1,745
Total	**97,123**	**11,134**	**11.46**	**80,652**	**45,020**
Housing Revenue Account	21,901	3,168	14.46	28,666	13,700
Total Capital Programme	**119,024**	**14,302**	**12.02**	**109,318**	**58,720**
Financed By*:					
Borrowing	24,119			27,004	9,412
Government Grants	67,322			58,968	40,362
Other Grants	504			12	0
Other Contributions	3,799			7,750	1,419
Revenue Contributions	1,329			347	0
Major Repairs Allowance	6,911			5,000	5,000

Capital Receipts	15,040		10,238	2,527
Total Financing	**119,024**		**109,318**	**58,720**

* Actual financing of the capital programme is determined at closedown

12.2. Capital schemes within the capital programme are not only continually monitored in terms of current year actual expenditure against budget but also in terms of scheme forecast outturn compared to budget and scheme delivery against profile. At Quarter 1 forecast outturn against budget and scheme delivery against profile for schemes in the approved capital programme are within acceptable limits.

12.3. Eligible clients who need to make adaptations to their homes to maintain their independence are given interest free loans by the Council funded through the Disabled Facilities Grant (DFG). Legal charges are placed against the properties concerned and when the properties are sold the amount of the loan is repaid and the legal charges removed. These repayments are accounted for as capital receipts and current policy is to utilise these receipts to fund any future capital schemes. To maximise the benefit of the DFG monies, it is proposed that this policy is revised to ringfence these repayment receipts to fund further property adaptations.

12.4. The table below summarises the DFG loan repayments received since 2013-14. It is proposed that the repayments received in the last 6 years (2019-20 to 2024-25) totalling £0.353m and those received in the current and future years date are ringfenced within the capital receipts reserve to fund future property adaptations.

Financial Year	DFG Repayments		
	In Year Amount	Cumulative Amount	Cumulative Amount 2019-20 To 2024-25
	£	£	£
2013-14	67,731.81	67,731.81	
2014-15	66,156.86	133,888.67	
2015-16	62,060.78	195,949.45	
2016-17	45,143.78	241,093.23	
2017-18	55,529.12	296,622.35	
2018-19	56,716.78	353,339.13	
2019-20	43,707.16	397,046.29	43,707.16
2020-21	52,044.21	449,090.50	95,751.37
2021-22	38,014.69	487,105.19	133,766.06
2022-23	76,490.36	563,595.55	210,256.42
2023-24	43,266.80	606,862.35	253,523.22
2024-25	99,591.53	706,453.88	353,114.75
Total	**706,453.88**		

12.5. The current capital programme assumes a level of capital receipts to finance the capital programme. Without these, the council may need to borrow externally, which would be more costly. Appendix 7 summarises the current capital receipt position and highlights both opportunities to secure receipts and the risk of increased revenue costs in future years.

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12.6. The capital receipt projections for 2025-26 include a significant requirement of £13.575m to fund the Council's transformational activities. This projection includes initial estimates of £3.875m for the continuing Voluntary Redundancy Programme, £6.700m for transformation projects and £3.000m for previously committed spend with the Council's Strategic Transformation Partner (PwC). No further commitments will be made without further Cabinet approval. The capital receipts requirement of actual voluntary redundancies is being updated on a monthly basis as redundancies actually occur. All of these capital receipts requirement estimates will be refined on an ongoing basis as further details on actual costs are determined.

13. Dedicated Schools Grant

13.1. There was a £15.096m in year deficit reported against the Central Dedicated Schools Grant (DSG) in 2024/25, leaving a cumulative DSG deficit of £17.639m at the end of the 2024/25 financial year. The majority of the in year deficit (c.£13m) covers three main areas of expenditure, namely a 64% increase in funding to mainstream schools (£3.318m), increases to state-funded special school funding through a review process for Severndale and Woodlands, plus Keystone phased opening reaching the planned full capacity (£3.748m) and further growth in children and young people placed with Independent Providers (£5.956m). All of these overspend factors follow the national trend and are a result of significant increases in requests for Education, Health and Care Plans (EHCPs).

13.2. In 2025/26, Shropshire continues to face many of the same budget pressures as other Councils, and there is a similar level of in-year deficit initially forecast against the High Needs Block of DSG, £15.348m due to the sustained high numbers of new requests for EHCPs combined with the ongoing duties for children and young people with existing EHCPs. This is against a 2025/26 High Needs Block DSG allocation of £45.800m. The forecast in-year deficit of £15.348m when added to the £17.639m deficit carried forward from 2024-25 gives an overall forecast cumulative DSG deficit position of £32.987m as at the end of 2025/26. This is considered a minimum figure and may increase before year end but is currently managed through a Statutory Override agreed nationally by government for DSG deficits through to March 2028.

13.3. As outlined in 13.2 with the increased funding levels to mainstream schools and state-funded special schools, the Council is striving to minimise the increase in demand in the independent sector by building capacity in our mainstream settings through investing in SEND Hubs attached to mainstream schools and increasing top-up funding to our state-funded Special Schools; Severndale School, Woodlands School and Keystones School. These strategies are providing successful as whilst spend on Independent Providers remains over budget, the strategies to build capacity the rate of increase has slowed from a 64% increase in usage during 23/24 to 31% increase during 24/25.

13.4. Council Officers continue to refine the DSG Management Plan which sets out a range of costed mitigations against the High Need Block DSG and illustrates how these mitigations will bring the DSG financial position back into balance over a number of years. A meeting took place with the Education and Skills Funding Agency to discuss this plan, and this DSG Management Plan will be presented to Schools Forum in the new academic year.

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14. Financial Management

14.1. Key indicators of financial management can be examined through the management of routine financial transactions that the Council undertakes on a day-to-day basis.

14.2. In paying suppliers, the Council has adopted a no Purchase Order, no pay process which ensure that transactions are only processed with a valid, authorised purchase order, thereby ensuring prompt payments to suppliers on receipt of invoice.

14.3. Another key indicator of financial management is the level of aged debt that the Council is managing. These indicators are tracked over the course of the financial year to monitor progress. The indicators as at Quarter 1 are detailed in Appendix 8.

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

Financial Strategy 2025/26 – 2029/30

Financial Rules

Local Member:	All

Appendices

Appendix 1A – 2025/26 Projected Revenue Outturn by Service

Appendix 1B – 2025/26 Detailed Projected Revenue Outturn by Service

Appendix 1C – 2025/26 Projected Revenue Outturn by Portfolio Holder

Appendix 2 – 2025/26 Income Projections

Appendix 3 – Delivery of 2025/26 Savings Proposals

Appendix 4 – Amendments to Original Budget 2025/26

Appendix 5 – Reserves 2025/26

Appendix 6 – Projected Capital Programme Outturn 2025/26 – 2027/28

Appendix 7 – Projected Capital Receipts

Appendix 8 – Financial Management Indicators

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APPENDIX 1A

2025/26 PROJECTED REVENUE OUTTURN BY SERVICE

Service Area Summary

Service Area		Budget	Outturn	Controllable Variance	RAGY
A2R045	Care & Wellbeing	133,086,340.00	148,060,867.99	14,974,527.99	R
A2R043	Children & Young People	79,548,600.00	84,166,200.19	4,617,600.19	R
A2R042	Commissioning	42,093,700.00	40,309,282.87	(1,784,417.13)	Y
A2R048	Communities & Customer	14,807,910.00	13,019,028.54	(1,788,881.46)	Y
A2R029	Corporate Budgets	(39,248,860.00)	(21,418,786.00)	17,830,074.00	R
A2R047	Enabling	9,260,410.00	8,101,124.52	(1,159,285.48)	Y
A2R049	Executive Management Team	5,256,110.00	5,045,225.84	(210,884.16)	Y
A2R046	Infrastructure	39,374,870.00	43,468,298.91	4,093,428.91	R
A2R041	Legal & Governance	4,825,980.00	4,212,413.04	(613,566.96)	Y
A2R034	Pensions	17,850.00	8,580.00	(9,270.00)	Y
A2R040	Strategy	(437,210.00)	(327,758.11)	109,451.90	R
Grand Total:		**288,585,700.00**	**324,644,477.78**	**36,058,777.78**	

NOTE: The anticipated impact of operation board spend reductions is expected to be £2.515m which has not been included in the figures above and reduce the anticipate overspend to £33.544m.

Green - variance +/- 1% (or £0.05m if budget less than £5m)
Amber - overspend between 1%-2% (or £0.05m-£0.1m if budget less than £5m)
Red - variance over 2% (or £0.1m if budget less than £5m)
Yellow - underspend more than 1% (or £0.05m if budget less than £5m)

APPENDIX 1B

DETAIL BY SERVICE AREA

Service Detail

A2R045: Care & Wellbeing		Portfolio Holder	Budget	Outturn	Controllable Variance	RAG Y	Period 3 Narrative - variance to Budget
RSA002	Adult Social Care Management	Social Care	925,950.00	652,846.80	(273,103.20)	Y	• (£0.335m) capitalisation of posts offset by small variances
RSA003	Adult Social Care Provider Services	Social Care	5,335,620.00	4,845,549.60	(490,070.40)	Y	• (£0.315m) Internal providers Day Services decrease in forecast spend due to vacancies • (£0.174m) Four Rivers increase in forecasted income through client contributions
RSA005	Adult Social Care Operations	Social Care	126,197,580.00	141,809,277.20	15,611,697.20	R	• £16.489m spend over budget purchasing made up of: - £10.882m SPOT purchasing - £6.557m Residential care due to capital reductions, £4.769m ISF and £3.390m Nursing due to increased complexity of cases transferring from health to local authority, an underspend of (£3.118m) in Other Spot purchasing reduction in spend forecast due to Direct Payments and ISF clawbacks, (£0.306m) decrease in spend under budget on college placements - £9.865m BLOCK purchasing increase in spend over available budget on supported living and supported living ISF due to an increase in complexity of care and agreed uplifts - (4.379m) increase income from client contributions and part funded packages

							• (£0.162m) decrease in forecast spend on Occupational Therapists Team due to vacancies • (£0.250m) increased delivery of savings target related to nighttime care and support service enabling people to stay at home • (£0.450m) increased delivery of savings target related to telecare
RSA039	Professional Development Unit	Social Care	344,690.00	225,528.76	(119,161.24)	Y	• (£0.119m) Professional Development Unit decrease in forecast spend due to vacancies.
RSA040	Care & Wellbeing Projects	Social Care	(7,080.00)	(7,080.00)	(0.00)	Y	No variance to budget as at Period 3
RSA041	Enable	Social Care	289,580.00	534,745.63	245,165.63	R	• £0.080m reduction in forecast income and £0.165m other variances
Total A2R045: Care & Wellbeing			**133,086,340.00**	**148,060,867.99**	**14,974,527.98**		

A2R043/A2R044 : Children & Young People		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA017	Shire Services	Finance	(0)	(1,878)	(1,878)	Y	Minor variance to budget as at Period 3
RSA021	Learning and Skills	Children & Education	5,071,780	4,857,333	(214,447)	Y	• £0.131m forecast spend over budget relates to the fully-traded Schools Library Service • (£0.030m) one-off efficiencies across both staffing and non-staffing budgets within NEETs data tracking team • (£0.061m) relating to the capitalisation of a post as a one-off working on transformational projects within Learning & Skills Business Support • (£0.099m) one-off efficiencies across both staffing and non-staffing budgets within

							Learning & Skills Business Support. • (£0.155m) savings across the Education Access service.
RSA070	Children & Young People Management	Children & Education	213,280	(17,470)	(230,750)	Y	• £0.225m forecast spend under budget relates to the restructure savings target
RSA018	Children's Social Care and Safeguarding	Social Care	23,057,090	25,118,732	2,061,642	R	• £1.251m forecast spend over budget relates to Disabled Children's budget area with £0.972m of the value explained by Disabled Children's Team (DCT) prevention and Support payments, and a further £0.274m explained by spend over budget on DCT Short Breaks Contracts. • £0.679m spend over budget forecast on staffing budgets across the service. The majority of this relates to Agency Social Workers covering vacancies, but in 2025/26 there is another budget pressure resulting from permanent additional staffing implemented following the Ofsted Staff Improvement plan • £0.330m forecast spend over budget relates to Adoption Services. There is a £0.301m spend over budget on Adoption Allowances, the remainder relates to the Together4Children permanency hub where the percentage contribution from other another Local Authority has reduced in 2025/26. • (£0.034m) forecast spend under budget within the Leaving Care Social Work Team relating to the Council's Council Tax Discretionary Relief budget for Care Leavers • (£0.164m) forecast under spend against

							budget on Public Law Outline support packages.

RSA019	Children's Placements	Social Care	48,880,800	52,592,737	3,711,937	R	• £8.393m spend over budget forecast on External Residential Placements. £5.400m is an increase in External Residential Spot/Framework placements (28% increase between 31/3/24 and 31/3/25) leading to an increase in expenditure in 2025/26. £2.522m relates to the Disabled Children's Team residential expenditure budget where we have had 3 new high-cost placements since January. The remaining £0.471m of this £9.868m pressure relates to a shortfall in contributions from other partners towards joint funded social care led residential placements. • £0.079m spend over budget forecast on staffing budgets across the Children's Placement service. The majority of this relates to Agency Social Workers covering vacancies and Social Worker retention payments • £0.059m spend over budget forecast on Supported Accommodation or Supported Lodgings Placements for 16-18 year olds. • (£0.391m) spend under budget against Internal Residential Children's Homes due to Devonia being temporarily closed until late 2025. • There is a credit of (£1.926m) relating to the capitalisation of posts as a one-off working on transformational projects (Stepping Stones Project). • (£2.514m) forecast spend under budget relates to Fostering placements budgets (£2.104m External Fostering and £0.409m Internal Fostering) where the expenditure growth has not been as high as budgeted for in the 2025/26 growth modelling
RSA080	Children's Early Help	Health	1,658,410	1,073,897	(584,513)	Y	• (£0.285m) spend under budget against Early Help staffing and non-staffing budgets, as well as the maximisation of grants in this area.

							• (£0.300m) additional Public Health substitution
RSA081	Youth Support Services	Deputy Leader & Communities	667,240	542,850	(124,390)	Y	• (£0.124m) forecast under spend against budget on Youth Support Team due to temporary vacancy management savings
Total A2R043/A2R044 : Children & Young People			**79,548,600**	**84,166,200**	**4,617,600**		

A2R042: Commissioning		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA001	Adult Social Care Business Support	Social Care	4,351,870.00	4,342,359.06	(9,510.94)	Y	Minor variance to budget as at Period 3
RSA006	Bereavement Services	Health	(251,360.00)	(267,152.75)	(15,792.75)	Y	Minor variance to budget as at Period 3
RSA034	Leisure	Housing & Leisure	1,874,150.00	2,078,030.38	203,880.38	R	• £0.520m Shortfall on Savings Targets • £0.081m other minor variances • (£0.397m) Savings on Utility costs
RSA038	Waste Management	Highways & Environment	34,796,020.00	33,118,485.65	(1,677,534.35)	Y	• (£1.277m) Contract Savings; • (£1.000m) Energy Share contribution • £0.600m shortfall on Green Waste Income
RSA048	Insurance	Finance	-	(25,810.00)	(25,810.00)	Y	Minor variance to budget as at Period 3
RSA051	Commissioning Development and Procurement	Finance	133,190.00	(80,675.42)	(213,865.42)	Y	• (£0.190m) spend under budget relating to staffing • minor one-off efficiencies across supplies and services budgets
RSA065	Housing Development and HRA	Housing & Leisure	35,550.00	35,550.00	-	G	No variance to budget as at Period 3

RSA068	Armed Forces Support	Housing & Leisure	8,990.00	8,990.00	(0.00)	Y	No variance to budget as at Period 3
RSA069	Community Services	Social Care	497,220.00	475,899.29	(21,320.71)	Y	Minor variance to budget as at Period 3
RSA071	Quality Assurance & Independent Review Unit	Social Care	457,250.00	442,396.70	(14,853.30)	Y	Minor variance to budget as at Period 3
RSA077	Child Placement Service	Social Care	190,820.00	181,209.96	(9,610.04)	Y	Minor variance to budget as at Period 3
Total A2R042: Commissioning			**42,093,700.00**	**40,309,282.87**	**(1,784,417.13)**		

A2R048: Communities & Customer		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA004	Housing Services	Housing & Leisure	4,125,420.00	4,207,274.44	81,854.44	A	Minor variance to budget as at Period 3
RSA007	Regulatory Services	Health	1,860,500.00	1,752,535.05	(107,964.96)	Y	• £0.049m savings through vacancy management • £0.059m savings through management charges regarding grant funded activity
RSA008	Business and Consumer Protection	Health	2,171,840.00	1,766,899.31	(404,940.70)	Y	• £0.405m payroll savings through the VR programme and vacancy management
RSA010	Ring Fenced Public Health Services 2	Health	1,214,340.00	1,214,340.00	0.00	G	No variance to budget as at Period 3
RSA030	Culture, Leisure & Tourism Development	Housing & Leisure	61,120.00	24,313.88	(36,806.12)	Y	Minor variance to budget as at Period 3
RSA035	Libraries	Housing & Leisure	3,268,690.00	3,074,210.90	(194,479.10)	G	• (£0.200m) additional income

RSA036	Museums and Archives	Housing & Leisure	1,129,960.00	1,054,263.78	(75,696.22)	Y	Minor variance to budget as at Period 3
RSA037	Theatre Services	Housing & Leisure	221,200.00	(268,200.62)	(489,400.62)	Y	• £0.489m increased income generation
RSA060	Head of Culture, Leisure & Tourism	Housing & Leisure	218,120.00	155,961.42	(62,158.58)	Y	Minor variance to budget as at Period 3
RSA076	Customer Services	Deputy Leader & Communities	536,720.00	37,430.39	(499,289.61)	Y	• (£0.408m) Net Vacancy Management Savings identified across Customer Services budgets • (£0.092m) Income above budget in relation to CCTV
Total A2R048: Communities & Customer			**14,807,910.00**	**13,019,028.54**	**(1,788,881.46)**		

A2R029: Corporate Budgets		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA057	Corporate Budgets	Finance	(39,248,860.00)	(21,418,786.00)	17,830,074.00	R	• £15.835m savings currently unachieved, to be reallocated across services. • £2.817m pressures against interest payable relating to borrowing costs • (£0.865m) savings against Minimum Revenue Provision
Total A2R029: Corporate Budgets			**(39,248,860.00)**	**(21,418,786.00)**	**17,830,074.00**		

A2R047: Enabling	**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**

RSA013	Corporate Landlord, Property and Development	Finance	3,521,150.00	4,060,075.01	538,925.01	R	• £0.745m Shirehall (Income shortfall and unachieved savings targets) • £0.350m shortfall in capitalised works in Property Services Group • £0.320m shortfall on Corporate landlord Income (Mardol House Student Accommodation) • £0.240m Unrealised Income Castle Court Oswestry (Wilko) • (£0.297m) savings on Corporate landlord Rates & Utility Costs (Ludlow Resource Centre, Weeping Cross depot & Car parks) • (£0.319m) Savings on Property & Development (Staffing) • (£0.500m) increased delivery of savings target relating to asset rationalisation.
RSA042	Technology	Finance	340,190.00	(819,291.51)	(1,159,481.51)	Y	• (£0.092m) spend under budget relating to rental costs. • (£0.401m) capitalisation of staff working on transformation activity • (£0.569m) spend under budget relating to the IT restructure which is currently being implemented as part of rightsizing.
RSA045	Human Resources and Organisational Development	Finance	627,590.00	333,679.21	(293,910.79)	Y	• (£0.331m) Net vacancy efficiencies across service. • £0.041 income below budget relating to SLA income
RSA046	Health & Safety	Finance	18,060.00	(96,126.29)	(114,186.29)	Y	• (£0.142m) spend under budget relating to Vacancy Management and the Voluntary Redundancy Programme • £0.028m income under budget due to lost SLAs within service.
RSA047	Finance	Finance	2,264,720.00	1,797,044.13	(467,675.87)	Y	• (£0.467m) spend under budget against vacancy management and Voluntary Redundancy programme

RSA049	Revenues and Benefits	Finance	2,327,880.00	2,935,546.59	607,666.59	R	• £1.100m relating to income not to be achieved against overpayments recovery of Housing Benefits, unrealistic when compared to last years actuals • £0.065m relating to unachieved savings • (£0.600m) relating to spend under budget against vacancy management and Voluntary Redundancy programme
RSA056	Personal Assistants	Finance	160,820.00	(109,802.62)	(270,622.62)	Y	• Saving target met through vacancies and Voluntary Redundancies but budget to be vired against the corporate target.
Total A2R047: Enabling			**9,260,410.00**	**8,101,124.52**	**(1,159,285.48)**		

A2R049: Executive Management Team		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA079	Executive Management Team	Leader	5,256,110.00	5,045,225.84	(210,884.16)	Y	• (£0.201m) relating to vacancy management.
Total A2R049: Executive Management Team			**5,256,110.00**	**5,045,225.84**	**(210,884.16)**		

A2R046: Infrastructure		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA012	Assistant Director Commercial Services	Finance	(2,953,540.00)	46,460.00	3,000,000.00	R	• £3.000m Asset rationalisation savings target unachieved
RSA024	Assistant Director	Transport & Economic Growth	219,160.00	215,445.77	(3,714.23)	Y	Minor variance to budget as at Period 3

	Economy & Place						
RSA026	Partnerships & Economic Development	Transport & Economic Growth	1,567,090.00	1,517,192.97	(49,897.03)	Y	Minor variance to budget as at Period 3
RSA031	Highways & Transport	Highways & Environment	11,667,000.00	14,479,839.20	2,812,839.20	R	• £1.135m shortfall on Parking Income • £0.970m shortfall of Highways staff capitalisation & Repair Gangs • £0.600m shortfall on New Year Parking savings target. • £0.240m Overspend Ash Die back • £0.175m Additional Kier overheads partly offset by efficiency savings • (£0.261m) additional Streetworks Income • (£0.046m) other minor variances
RSA032	Shropshire Hills National Landscape	Housing & Leisure	55,720.00	55,720.00	0.00	G	Minor variance to budget as at Period 3
RSA033	Outdoor Partnerships	Housing & Leisure	979,730.00	1,138,580.44	158,850.44	R	• £0.158m unachieved savings target
RSA058	Assistant Director Infrastructure	Highways & Environment	(562,590.00)	(192,202.32)	370,387.69	R	• £0.370m unachieved savings target
RSA063	Highway Policy & Strategic Infrastructure	Highways & Environment	1,731,840.00	1,716,069.49	(15,770.51)	Y	Minor variance to budget as at Period 3
RSA064	Assistant Director Homes and Communities	Housing & Leisure	(160,990.00)	(83,170.00)	77,820.00	A	Minor variance to budget as at Period 3
RSA075	Public Transport	Highways & Environment	7,273,830.00	4,755,230.00	(2,518,600.00)	Y	• (£2.518m) Additional Department for Transport Grant draw down

RSA078	Care & Wellbeing Transport	Social Care	1,422,420.00	1,441,080.00	18,660.00	G	Minor variance to budget as at Period 3
RSA082	Home to School Transport	Highways & Environment	18,135,200.00	18,378,053.36	242,853.36	A	• £0.243m additional SEND transport costs
Total A2R046: Infrastructure			**39,374,870.00**	**43,468,298.91**	**4,093,428.91**		

A2R041: Legal & Governance		**Portfolio Holder**	**Budget**	**Outturn**	**Controllable Variance**	**RAG Y**	**Period 3 Narrative - variance to Budget**
RSA009	Registrars and Coroners	Health	592,510.00	551,746.03	(40,763.97)	Y	Minor variance to budget as at Period 3
RSA025	Planning Services	Planning	313,760.00	114,335.53	(199,424.47)	Y	• (£0.094m) Building Control (high level of commercial activity estimated for 2025/26) • (£0.083m) Development Management additional (net) income
RSA028	Policy and Environment	Planning	1,890,070.00	1,820,359.37	(69,710.63)	Y	Minor variance to budget as at Period 3
RSA053	Democratic Services	Leader	9,620.00	(71,881.94)	(81,501.94)	Y	Minor variance to budget as at Period 3
RSA054	Elections	Leader	1,288,110.00	1,301,662.01	13,552.01	G	Minor variance to budget as at Period 3
RSA055	Legal Services	Finance	465,880.00	459,897.63	(5,982.37)	Y	Minor variance to budget as at Period 3
RSA066	Policy and Governance	Finance	60,040.00	(145,637.18)	(205,677.18)	Y	• (£0.205m) net spend under budget against staffing in Audit Service.
RSA073	Overview & Scrutiny	Leader	197,230.00	196,700.95	(529.05)	Y	Minor variance to budget as at Period 3
RSA074	Feedback and Insights	Leader	8,760.00	(14,769.35)	(23,529.35)	Y	Minor variance to budget as at Period 3
Total A2R041: Legal & Governance			**4,825,980.00**	**4,212,413.04**	**(613,566.96)**		

A2R034: Pensions		Portfolio Holder	Budget	Outturn	Controllable Variance	RAG Y	Period 3 Narrative - variance to Budget
RSA050	Pensions	Finance	17,850.00	8,580.00	(9,270.00)	Y	Minor variance to budget as at Period 3
Total A2R034: Pensions			**17,850.00**	**8,580.00**	**(9,270.00)**		

A2R040: Strategy		Portfolio Holder	Budget	Outturn	Controllable Variance	RAG Y	Period 3 Narrative - variance to Budget
RSA011	Ring Fenced Public Health Services 1	Health	(1,214,340.00)	(1,214,339.98)	0.02	G	No variance to budget as at Period 3
RSA014	Adult Social Care Training	Social Care	238,170.00	222,365.24	(15,804.76)	Y	Minor variance to budget as at Period 3
RSA015	Children & Young People Learning & Development	Children & Education	171,330.00	149,037.24	(22,292.76)	Y	Minor variance to budget as at Period 3
RSA016	Partnerships & Economic Development	Transport & Economic Growth	-	(0.00)	(0.00)	Y	No variance to budget as at Period 3
RSA020	Emergency Planning	Leader	30,710.00	62,100.21	31,390.21	G	Minor variance to budget as at Period 3
RSA027	Broadband	Transport & Economic Growth	99,410.00	88,052.07	(11,357.93)	Y	Minor variance to budget as at Period 3
RSA029	Domestic Abuse	Health	16,290.00	16,290.00	(0.00)	Y	No variance to budget as at Period 3
RSA043	Communications	Deputy Leader & Communities	275,610.00	(41,795.48)	(317,405.48)	Y	• (£0.278m) Vacancy Management efficiencies achieved. • (£0.039m) Spend under budget relating to IT costs.
RSA044	Business Improvement:	Leader	46,790.00	111,589.36	64,799.36	A	Minor variance to budget as at Period 3

	Data, Analysis and Intelligence						
RSA052	Risk Management	Finance	(24,570.00)	(20,686.73)	3,883.27	G	Minor variance to budget as at Period 3
RSA059	Commercial Services Business Development	Finance	(67,610.00)	(69,960.00)	(2,350.00)	Y	Minor variance to budget as at Period 3
RSA062	Climate Change	Transport & Economic Growth	(193,730.00)	68,349.15	262,079.15	R	• £0.262m shortfall on Pyrolysis Income due to a delay in delivering the second scheme at Ludlow while also awaiting the build-up and sale of carbon credits.
RSA067	Programme Management	Deputy Leader & Communities	184,730.00	301,240.82	116,510.82	R	• £0.117m spend over budget against staffing costs with plans to address this through rightsizing activity planned during this calendar year.
Total A2R040: Strategy			**(437,210.00)**	**(327,758.11)**	**109,451.90**		

NOTE: The anticipated impact of operation board spend reductions is expected to be £2.515m which has not been included in the figures above and reduce the anticipate overspend to £33.544m.

APPENDIX 1C

2025/26 PROJECTED REVENUE OUTTURN BY PORTFOLIO HOLDER

Portfolio Holder Summary

Portfolio Holder			Budget	Outturn	Controllable Variance	RAGY
PH001	Social Care		212,181,980.00	232,877,646.90	20,695,666.90	R
PH002	Transport & Economic Growth		1,691,930.00	1,889,039.96	197,109.96	R
PH003	Deputy Leader & Communities		1,664,300.00	839,725.43	(824,574.57)	Y
PH004	Children & Education		23,591,590.00	23,366,953.25	(224,636.75)	Y
PH005	Finance [including Corporate]		(32,357,210.00)	(13,147,370.85)	19,209,839.15	R
PH006	Housing & Leisure		11,817,660.00	11,481,524.61	(336,135.39)	Y
PH007	Health		6,048,190.00	4,894,214.49	(1,153,975.51)	Y
PH008	Highways & Environment		54,906,100.00	53,877,422.02	(1,028,677.98)	Y
PH009	Leader		6,837,330.00	6,630,627.07	(206,702.93)	Y
PH010	Planning		2,203,830.00	1,934,694.89	(269,135.11)	Y
Grand Total:			**288,585,700.00**	**324,644,477.78**	**36,058,777.78**	

NOTE: The anticipated impact of operation board spend reductions is expected to be £2.515m which has not been included in the figures above and reduce the anticipate overspend to £33.544m.

APPENDIX 2

2025/26 INCOME PROJECTIONS
Specific Government Grants

The original revenue budget for 2025/26 included specific Government Grants of £324.274m. The majority of these budgets will be based on known allocations that the Government has announced for Shropshire Council. During the year, however, the Council will also bid for additional grant funding to support activities. This table tracks the overall position as it emerges.

Government Grants	Revised Budget £'000	Forecast Outturn £'000	Variance £'000
Strategy			
Public Health Grant	(14,410)	(14,410)	0
Other Grants	(2,851)	(3,044)	(193)
Total Strategy Budgets	**(17,261)**	**(17,454)**	**(193)**
Legal, Governance & Planning			
Other Grants	**(103)**	**(86)**	17
Total Legal, Governance & Planning	**(103)**	**(86)**	**17**
Commissioning			
Extended Producer Responsibility Grant	(5,578)	(5,578)	0
SWP PFI	(3,186)	(2,988)	198
Other Grants	(181)	(358)	(177)
Total Commissioning	**(8,945)**	**(8,924)**	**21**
Children & Young People			
Dedicated Schools Grant	(146,880)	(146,880)	0
Pupil Premium Grant	(6,177)	(6,177)	0
Unaccompanied Asylum Seeking Children Grant	(3,608)	(3,093)	515
Children's and Families Grant	(1,775)	(1,382)	393
Other Grants	(967)	(863)	104
Total Children & Young People	**(159,407)**	**(158,395)**	**1,012**
Care & Wellbeing			
Market Sustainability and Fair Cost Fund	(6,098)	(6,098)	0
Improved Better Care Fund	(1,786)	(1,786)	0
Other Grants	(756)	(801)	(45)
Total Care & Wellbeing	**(8,640)**	**(8,685)**	**(45)**
Infrastructure			
UK Shared Prosperity Fund (Levelling Up)	(2,893)	(3,093)	(200)
Other Grants	(1,792)	(7,107)	*(5,315)
Total Infrastructure	**(4,685)**	**(10,200)**	**(5,515)**
Enabling			
Mandatory Rent Allowances: Subsidy	(38,000)	(38,000)	0
Rent Rebates: Subsidy	(8,100)	(8,100)	0
Other Grants	(1,064)	(1,108)	(44)
Total Enabling	**(47,164)**	**(47,208)**	**(44)**

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Government Grants	Revised Budget £'000	Forecast Outturn £'000	Variance £'000

Government Grants	Revised Budget £'000	Forecast Outturn £'000	Variance £'000
Communities & Customer			
Homeless Prevention Grant	(1,542)	(1,542)	0
Other Grants	(1,281)	(2,409)	(1,128)
Total Communities & Customer	**(2,823)**	**(3,951)**	**(1,128)**
Corporate Budgets			
Social Care Support Grant	(32,675)	(32,675)	0
Business Rate Retention Scheme – s31 Grants	(21,170)	(21,170)	0
Improved Better Care Fund	(12,668)	(12,668)	0
Household Support Fund	(3,760)	(3,760)	0
Employers NICs	(2,504)	(2,504)	0
New Homes Bonus	(2,034)	(2,034)	0
Other Grants	(1,523)	(1,523)	0
Total Corporate Budgets	**(76,334)**	**(76,334)**	**0**
Total	**(325,361)**	**(331,237)**	**(5,876)**

* Additional grants in Infrastructure relate to an increased allocation of the Bus Service Improvement Plan Plus of £4.791m.

Income from Fees and Charges

The forecast income from discretionary sales, fees and charges is showing a projected shortfall, including car park income within Infrastructure and income shortfalls in Property as a result of decisions made around building operations. Further work will be undertaken within these services to generate additional income to offset these projected shortfalls, or expenditure will be reduced accordingly.

Fees and Charges Income	Revised Budget £'000	Forecast Outturn £'000	Variance £'000
Strategy	(247)	(411)	(164)
Legal, Governance & Planning	(470)	(467)	3
Commissioning	(233)	(311)	(78)
Children & Young People	(9,772)	(9,317)	455
Care & Wellbeing	(3,644)	(3,496)	148
Infrastructure	(6,822)	(5,876)	946
Enabling	(11,785)	(10,451)	1,334
Communities & Customer	(5,489)	(6,111)	(622)
Corporate	0	0	0
Total	**(38,462)**	**(36,440)**	**2,022**

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APPENDIX 3

DELIVERY OF 2025/26 SAVINGS PROPOSALS

2.1 Summary

The savings projections for 2025/26 are being tracked monthly with savings delivery being mapped against projected delivery during the course of the year.

The table below summarises the position as at 30th June 2025.

Savings Target	Delivered	Projected Delivery	Indicative Plans	Delivery to be Confirmed
£59,876,040	£20,274,249	£23,531,713	£10,621,549	£25,722,778
	% Delivered	% Projected Delivery	% Indicative Plans	% Delivery to be Confirmed
	33.86%	39.30%	17.74%	42.96%

Despite projected delivery and indicative plans being in place for over 57% of the savings identified as at Period 3, several of these may be being achieved through one off means, rather than an ongoing basis. Further work is to be progressed to ensure that savings proposals can be delivered on an ongoing basis in order to reduce any further savings pressures into 2026/27.

Shropshire Council 25/26 Individual Savings List

Individual Savings List 25/26

Savings Name	Savings Target	Delivered to Date (One-off)	Delivered to Date (Ongoing)	Delivered to Date Total	Projected Delivery (One-off)	Projected Delivery (Ongoing)	Projected Delivery Total	Indicative Plans in Place	Not Yet Planned	2026/27 Full Year Savings Delivery (Ongoing)	26/27 Savings Outstanding
EFF45 - Charge staffing costs to capital budgets where possible and appropriate (capital project support or transformation of revenue services).	£1,790,350	£1,718,910	£0	£1,718,910	£1,790,350	£0	£1,790,350	£0	-£0	£0	£1,790,350
EFF81 - New Operating Model - Charge staffing costs delivering transformation to capital budgets where possible and appropriate (Workforce and Improvement).	£645,220	£455,690	£176,460	£632,150	£455,690	£176,460	£632,150	£0	£13,070	£176,460	£468,760
EFF83 - New Operating Model - Charge staffing costs to capital budgets where possible and appropriate (Legal and Democratic).	£57,330	£57,330	£0	£57,330	£57,330	£0	£57,330	£0	£0	£0	£57,330
EFF84 - New Operating Model - Charge staffing costs to capital budgets where possible and appropriate (Finance and IT).	£20,740	£20,740	£0	£20,740	£20,740	£0	£20,740	£0	-£0	£0	£20,740
MD001 - Further increase funding of public health reserves to support preventative initiatives at the children's, adults and customer front-door (earliest point of contact). Was included in the 2024/25 budget for one year only and is shown here as being removed.	-£200,000	£0	-£200,000	-£200,000	£0	-£200,000	-£200,000	£0	-£0	£0	-£200,000

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MD012 - Supported living - Reduce the need for 24 hour provision and increase independence through alternative resources such as technology	£873,190	£0	£345,794	£345,794	£0	£345,794	£345,794	£0	£527,396	£0	£873,190
MD016 - ASC - nighttime care and support service enabling people to stay at home	£520,000	£0	£0	£0	£0	£0	£0	£250,000	£270,000	£0	£520,000
MD019 - The council would need to encourage more people to foster across the county	£1,375,000	£0	£125,497	£125,497	£0	£774,293	£774,293	£600,707	-£0	£864,268	£510,732
MD020 - Stepping Stones	£3,758,000	£0	£791,217	£791,217	£0	£2,883,765	£2,883,765	£874,235	£0	£0	£3,758,000
MD021 - Increase in income from care contributions	£1,000,000	£0	£249,999	£249,999	£0	£249,999	£249,999	£750,001	£0	£0	£1,000,000
MD022 - Increase in in-house provider charges	£60,000	£0	£60,000	£60,000	£0	£60,000	£60,000	£0	£0	£0	£60,000
MD023 - Partnership working CHC and 117	£650,000	£0	£650,000	£650,000	£0	£650,000	£650,000	£0	-£0	£0	£650,000
MD026 - Shared lives cost avoidance delivered through increase in capacity	£300,000	£0	£15,354	£15,354	£0	£15,354	£15,354	£284,646	£0	£0	£300,000
MD027 - Supporting independence through Reviews (including LDSL/DPs and Tech etc)	£1,610,000	£0	£1,610,000	£1,610,000	£0	£1,610,000	£1,610,000	£0	£0	£0	£1,610,000
MD028 - Fee uplift review	£1,500,000	£0	£0	£0	£0	£0	£0	£0	£1,500,000	£0	£1,500,000
MD029 - ASC contracts and performance management	£600,000	£0	£600,000	£600,000	£0	£600,000	£600,000	£0	£0	£0	£600,000
MD030 - Home to school transport - academic days	£178,900	£0	£178,900	£178,900	£0	£178,900	£178,900	£0	-£0	£0	£178,900
NI003 - ASC Telecare	£500,000	£0	£50,000	£50,000	£0	£50,000	£50,000	£450,000	-£0	£0	£500,000
NI004 - Expand the Handy Person service to a wider range of customers, including fee payers, supporting independent living	£10,000	£0	£0	£0	£0	£10,000	£10,000	£0	-£0	£0	£10,000
NI006 - Increase income from Museums and Archives services	£100,000	£0	£18,560	£18,560	£0	£18,560	£18,560	£0	£81,440	£0	£100,000
NI007 - Increase income from an enhanced memorial and ceremony offer at Council sites	£10,000	£0	£10,000	£10,000	£0	£10,000	£10,000	£0	-£0	£0	£10,000

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NI008 - Increase income from an improved range of wedding and partnership ceremony packages	£2,000	£0	£2,000	£2,000	£0	£2,000	£2,000	£0	£0	£0	£2,000
PPR0 - Rightsizing	£11,723,400	£0	£0	£0	£0	£0	£0	£0	£11,723,400	£0	£11,723,400
PRF&C0 - Income	£3,848,740	£0	£3,892,102	£3,892,102	£0	£3,892,102	£3,892,102	£0	-£43,362	£0	£3,848,740
PRR1 - Legal & Governance Resizing	£100,000	£0	£0	£0	£0	£0	£0	£0	£65,320	£0	£100,000
PRR2 - Enabling Resizing	£1,256,000	£0	£0	£0	£0	£0	£0	£876,960	£379,040	£0	£1,256,000
PRR4 - Children's Rightsizing	£2,000,000	£0	£0	£0	£0	£0	£0	£2,000,000	£0	£0	£2,000,000
PRR5 - Infrastructure Resizing	£850,000	£0	£0	£0	£0	£0	£0	£0	£850,000	£0	£850,000
PRR6 - Care & Wellbeing Rightsizing	£1,300,000	£0	£0	£0	£0	£0	£0	£1,300,000	-£0	£0	£1,300,000
PRTPS0 - Third Party	£12,991,240	£0	£5,106,876	£5,106,876	£0	£5,106,876	£5,106,876	£2,000,000	£5,884,364	£0	£12,991,240
RC003 - Further increase allocation of the public health grant to support preventative initiatives at the children's, adults and customer front-door.	£70,000	£0	£70,000	£70,000	£0	£70,000	£70,000	£0	£0	£0	£70,000
RC004 - Capitalisation of reserves as one off for staff and projects relating to transformation work to further increase funding of public health reserves to support preventative initiatives. This is for 2024/25, in addition to 1,000,000 in 23/24. This is being removed in 2025/26.	-£1,000,000	£0	-£1,000,000	-£1,000,000	£0	-£1,000,000	-£1,000,000	£0	£0	£0	-£1,000,000
RC011/19 - Review and right size business support function	£312,500	£0	£312,500	£312,500	£0	£312,500	£312,500	£0	£0	£0	£312,500
RC016 - Agency Staff - reducing use of agency staff; promote permanent staffing.	£85,000	£0	£0	£0	£0	£0	£0	£0	£85,000	£0	£85,000
RC025 - Review and resize the Housing Services team	£64,000	£64,000	£0	£64,000	£64,000	£0	£64,000	£0	£0	£0	£64,000
RC026 - Review and potential reduction of some leisure provision to achieve cost reductions.	£100,000	£0	£70,000	£70,000	£0	£70,000	£70,000	£0	£30,000	£0	£100,000
RC029 - Review staffing and resize the Rights of Way team	£6,460	£0	£6,460	£6,460	£0	£6,460	£6,460	£0	-£0	£0	£6,460

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RC030 - Review staffing and resize the Outdoor Partnerships team	£13,840	£0	£13,840	£13,840	£0	£13,840	£13,840	£0	-£0	£0	£13,840
RC032 - Review Library Services to ensure maximum efficiencies including funding reviews and reshaping/reductions of services	£220,540	£0	£151,200	£151,200	£0	£151,200	£151,200	£0	£69,340	£151,200	£69,340
RC040 - Dispose of Shirehall quicker and relocate services	£1,300,000	£0	£1,005,540	£1,005,540	£0	£1,005,540	£1,005,540	£0	£294,460	£0	£1,300,000
RC074 - Anticipated cost reductions in Revenues & Benefits arising from improvement of in-house Temporary Accommodation provision.	£1,000,000	£0	£0	£0	£0	£0	£0	£935,000	£65,000	£0	£1,000,000
RC078 - New model for future delivery of the Council's Out of Hours calls triage and Shrewsbury Town Centre CCTV monitoring	£47,310	£0	£30,000	£30,000	£0	£30,000	£30,000	£0	£17,310	£0	£47,310
RC083 - Review and secure cost reductions in the pooled training budget	£17,270	£0	£17,270	£17,270	£0	£17,270	£17,270	£0	£0	£0	£17,270
RC087 - DSG funding of SEND pressures	£500,000	£0	£500,000	£500,000	£0	£500,000	£500,000	£0	-£0	£0	£500,000
RC088 - Increased charges for car parking in Shrewsbury and Ludlow but retaining Park and Ride Services.	£250,000	£0	£250,000	£250,000	£0	£250,000	£250,000	£0	-£0	£0	£250,000
RC089 - Increased charges for car parking across the County.	£500,000	£0	£0	£0	£0	£0	£0	£0	£500,000	£0	£500,000
RC090 - Residents' only parking will be enforced for an annual residents fee.	£100,000	£0	£0	£0	£0	£0	£0	£0	£100,000	£0	£100,000
RC091 - More fixed penalties issued for dog fouling, littering and illegal parking.	£300,000	£0	£0	£0	£0	£0	£0	£300,000	£0	£0	£300,000
RC092 - Large scale switch off of street lights to reduce energy costs and carbon emissions.	£150,000	£0	£226,000	£226,000	£0	£226,000	£226,000	£0	-£76,000	£0	£150,000

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RC094 - Waste contract efficiencies across the waste service including review of garden waste collection costs and HRC opening times to be delivered through negotiated changes to the contract.	£987,000	£0	£700,000	£700,000	£0	£700,000	£700,000	£0	£287,000	£0	£987,000
RC096 - Asking other organisations (commercial companies) to manage our leisure centres for us.	£200,000	£0	£0	£0	£0	£0	£0	£0	£200,000	£0	£200,000
RC097 - Management of green spaces and areas of outstanding natural beauty will be passed to town or parish councils, where they choose to take that on.	£200,000	£0	£200,000	£200,000	£0	£200,000	£200,000	£0	£0	£0	£200,000
SC002 - Review education transport arrangements - changes to policy and delivery models (mainstream and SEND)	£400,000	£0	£0	£0	£0	£400,000	£400,000	£0	£0	£0	£400,000
SC008 - Review staffing and resize the Empty Homes service	£47,010	£0	£47,010	£47,010	£0	£47,010	£47,010	£0	£0	£0	£47,010
SC013 - Rationalise property and buildings to secure revenue savings (e.g. utilities, security, repairs and maintenance etc). Use reductions to secure additional capital receipts.	£3,000,000	£0	£500,000	£500,000	£0	£500,000	£500,000	£0	£2,500,000	£0	£3,000,000
TO001 - Explore shared emergency planning resource and resilience with partners.	£15,000	£0	£15,000	£15,000	£0	£15,000	£15,000	£0	£0	£0	£15,000
TO002 - Review the use of the UK Shared Prosperity Fund (UKSPF) to maximise grant funding	£60,000	£0	£60,000	£60,000	£0	£60,000	£60,000	£0	£0	£0	£60,000
TO004 - Review funding arrangements and contributions from external sources to higher cost placements	£500,000	£0	£500,000	£500,000	£0	£500,000	£500,000	£0	-£0	£0	£500,000
TO009 - Review service synergies to secure cost reductions across Highways, Maintenance, and Outdoors services.	£1,000,000	£0	£600,000	£600,000	£0	£600,000	£600,000	£0	£400,000	£0	£1,000,000
Total	**£59,876,040**	**£2,316,670**	**£17,957,579**	**£20,274,249**	**£2,388,110**	**£21,108,923**	**£23,497,033**	**£10,621,549**	**£25,722,778**	**£1,191,928**	**£58,684,112**

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APPENDIX 4

AMENDMENTS TO ORIGINAL BUDGET 2025/26

£'000	Total	People	Place	Health & Wellbeing	Resources	Strategic Management Board	Corporate
Original Budget as Agreed by Council	**288,586**	**253,376**	**55,146**	**9,097**	**4,771**	**871**	**(34,676)**
Structure Changes:							
Quarter 1	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Virements:							
Quarter 1	**0**	**10,099**	**8,002**	**393**	**6,451**	**579**	**(25,524)**
Creation of Corporate Landlord budget for new facility	0	(29)	29				
Pooling of organisation-wide savings targets for reallocation	0	10,128	7,973	393	6,451	579	(25,524)
Quarter 1 Revised Budget	**288,586**	**263,475**	**63,148**	**9,490**	**11,222**	**1,450**	**(60,200)**

NOTE: ORGANISATION WIDE STRUCTURE CHANGES WERE IMPLEMENTED IN JULY 2025 – THESE WILL BE SHOWN IN THE QUARTER 2 REPORT AGAINST THE NEW STRUCTURE

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APPENDIX 5

RESERVES 2025/26

General Fund

The general fund reserve at 31st March 2025 stood at £4.825m, significantly below its optimum desired balance.

The 2025/26 budget strategy included a contribution of £29.455m to the General Fund balance which would then reach £34.280m, which is a safer level given the current profile of financial risks.

It is essential that the council maintains the General Fund Balance as assumed within the medium term financial strategy, otherwise it would limit the ability of the council to mitigate any further unforeseen shocks such as ongoing inflationary increases, climate events such as flooding and drought, or rapid reductions in available resources due to changed national policy.

Independent advice is that general fund un-earmarked reserves should equate to 5%-10% of net spending (or 2%-4% of gross revenue).

In the Adequacy of Reserves assessment within the Financial Strategy approved by Council in February 2025, the Council identified potential high risk areas that the General Fund may need to contribute to in 2025/26. £9m of this related to Social Care, and the current P2 position has highlighted a projected pressure in this area, therefore it is anticipated that this will need to be released. Also £11.5m was earmarked for potential non delivery of savings based on historical levels of non-achievement. Given the projected position on savings, this balance is anticipated to be required for 2025/26.

As the current year is progressing, maintenance of our level of GFB appears, currently, impossible and it is of great concern that the Council has minimal resilience against any unforeseen variances. This position is under constant review with the aim to retain a higher GFB of at least £5m before year end.

General Fund	£'000
Balance as at 1st April 2025	4,825
Budgeted Contribution in 2025/26	29,455
Budgeted General Fund Balance as at 31st March	**34,280**
Release of GF to fund high risk cost pressures	(22,000)
2025/26 estimated spending above budget (as projected at Q1)	(11,544)
Estimated Balance as at 31 March 2026	**736**

Earmarked Reserves

The council held balances of £25.455m (excluding school balances) in earmarked reserves as at 1st April 2025. There are a number of transactions planned from earmarked reserves during the course of the year. The current projections for the year end balance in earmarked reserves is detailed in the table below.

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Earmarked Reserves	1st April 2025 £'000	Forecast Net Contribution to/from Reserve £'000	31st March 2025 £'000
Sums set aside for major schemes, such as capital developments, or to fund major reorganisations	4,904	(922)	3,982
Insurance reserves	1,450	(233)	1,217
Reserves of trading and business units	0	0	0
Reserves retained for service departmental use	10,844	1,643	12,486
Reserves held for schools	8,257	0	8,257
Total	**25,455**	**488**	**25,942**

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APPENDIX 6

PROJECTED CAPITAL PROGRAMME OUTTURN 2025/26 – 2027/28

The capital budget for 2025/26 is continuously being monitored and changed to reflect the nature of capital projects which can be profiled for delivery over several years. In Quarter 1 there has been a net budget decrease of £19.736m for 2025/26, compared to the original budget reported in the 2025/26 Budget Book in February 2025. The budget decrease is due to reprofiling of £23.300m as a result of the 2024/25 close down, further reprofiling of -£21.003m and virements of -£22.033m.

Virements in Quarter 1 arose primarily due to temporary removal of the NWRR scheme from the Capital Programme until the future of the scheme has been determined, resulting in a virement of the remaining DfT Large Local Majors grant funding budget of £34.003m, grant award notifications of £7.877m (Warm Homes Wave 3 of £6.717m, with £1.353m profiled to 2025/26, Bus Grant of £1.398, Schools grants of £5.126m, Environment Agency funding of £0.135m for a Flood & Water Management scheme at Attingham Park, Active Travel grants of £0.630m, Public Sector Decarbonisation Scheme (PSDS) grant award of £2.254m in relation to the Bishops Castle SpARC scheme, with £0.254m profiled in 2025/26) and a budget increase of £3.536m for various HRA schemes.

Capital schemes were also reprofiled during Quarter 1: HRA New Build Programme -£2.322m, Whitchurch Swimming & Fitness Centre £0.633m, Oxon Relief Road -£6.128m, Phase 7 of the Broadband Programme -£0.500m, Levelling Up Fund (LUF) Project 1 (Riverside Enabling & Park) -£3.020m, Corporate Landlord Suitability Programme -£0.500m, Regeneration Investment schemes -£2.532m and Schools grants totalling -£6.634m.

A further budget virement of £0.287m will be required in Period 4 as additional borrowing is required to fund the increased costs of the Coton Hill refurbishment scheme within the Single Homelessness Accommodation Programme (SHAP). This scheme was approved in March 2023 with a total cost of £2.479m to be funded through SHAP grant £1.064m, S106 contributions £0.744m and PWLB borrowing £0.671m. Further works that could not have been realistically foreseen at the time of the original approval have arisen with additional costs of £0.287m. This extra budget will be funded by borrowing and the additional financing costs met from the revenue savings arising from provision of this facility.

The tables below summarise the overall movement, between the budget approved in February and changes up to Quarter 1.

Shropshire Council - Capital Programme 2025/26 - 2027/28
Capital Programme Summary - Quarter 1 2025/26

Service Area	Initial Budget 2025/26 £	Budget Virements Quarter 1 £	Revised Budget Quarter 1 £	Actual Spend £	Spend to Budget Variance £	% Budget Spend	Outturn Projection £	Outturn Projection Variance £	2026/27 Revised Budget £	2027/28 Revised Budget £
General Fund										
Care & Wellbeing	414,280	0	414,280	59,427	354,853	14.34%	414,280	0	0	0
Children & Young People	12,461,244	(2,091,976)	10,369,268	543,913	9,825,355	5.25%	10,369,268	0	21,278,294	7,452,676
Commissioning	1,521,681	1,094,624	2,616,305	609,671	2,006,634	23.30%	2,616,305	0	1,450,000	750,000
Communities & Customer	5,808,244	1,355,932	7,164,176	2,004,793	5,159,383	27.98%	7,164,176	0	7,209,483	7,154,651
Enabling	23,750,985	(6,023,146)	17,727,839	1,845,580	15,882,259	10.41%	17,727,839	0	13,851,930	5,479,479
Infrastructure	93,375,981	(38,184,586)	55,191,395	5,671,067	49,520,328	10.28%	55,191,395	0	34,712,476	22,237,000
Legal & Governance	635,605	0	635,605	56,094	579,511	8.83%	635,605	0	150,000	200,346
Strategy	3,404,484	(400,388)	3,004,096	343,361	2,660,735	11.43%	3,004,096	0	2,000,000	1,745,485
Total General Fund	**141,372,504**	**(44,249,540)**	**97,122,964**	**11,133,906**	**85,989,058**	**11.46%**	**97,122,964**	**0**	**80,652,183**	**45,019,637**
Housing Revenue Account	20,686,973	1,214,075	21,901,048	3,167,982	18,733,066	14.46%	21,901,048	0	28,666,079	13,700,001
					0					
Total Approved Budget	**162,059,477**	**(43,035,465)**	**119,024,012**	**14,301,888**	**104,722,124**	**12.02%**	**119,024,012**	**0**	**109,318,262**	**58,719,638**

The actual capital expenditure at Quarter 1 is £14.302, which represents 12.02% of the revised capital budget at Quarter 1, 25% of the year. This is slightly low in comparison to the total budget, but in line with the average expenditure percentage at this period in previous years. All budgets are fully allocated to projects and will be monitored for levels of spend throughout the remainder of the year. Based on recent years, the capital programme has out turned at around 85% of the outturn budget, which on average has been around 20% lower than the budget at this point in the year, due to further re-profiling later in the year.

The level of spend is slightly low across the programme in some areas, but equal to the level of spend in the previous year at this period. In terms of the major areas the spend position is as follows: Care & Wellbeing 14.34% (budget £0.414m), Children & Young People 5.25% (budget £10.369m), Commissioning 23.30% (budget £2.616m), Communities & Customer 27.98% (budget £7.164m), Enabling 10.41% (budget £17.728m), Infrastructure 10.28% (budget £55.192m), Legal & Governance 8.83% (budget £0.636m), Strategy 11.43% (budget £3.004m) and HRA Major Repairs & New Build Programme 14.46% (budget £21.901m).

Shropshire Council - Capital Budget Monitoring Report Quarter 1 2025/26

Service Area	Initial Budget 2025/26 £	Budget Virements Quarter 1 £	Revised Budget Quarter 1 £	Actual Spend £	Spend to Budget Variance £	% Budget Spend	Outturn Projection £	Outturn Projection Variance £	2026/27 Revised Budget £	2027/28 Revised Budget £
General Fund										
Care & Wellbeing	**414,280**	**0**	**414,280**	**59,427**	**354,853**	**14.34%**	**414,280**	**0**	**0**	**0**
Adult Social Care Operations Capital	414,280	0	414,280	59,427	354,853	14.34%	414,280	0	0	0
Children & Young People	**12,461,244**	**(2,091,976)**	**10,369,268**	**543,913**	**9,825,355**	**5.25%**	**10,369,268**	**0**	**21,278,294**	**7,452,676**
Children's Residential Care Capital	240,428	0	240,428	374	240,054	0.16%	240,428	0	0	0
Non Maintained Schools Capital	1,238,062	1,429,559	2,667,621	96,916	2,570,705	3.63%	2,667,621	0	0	0
Primary School Capital	3,031,556	196,739	3,228,295	360,583	2,867,712	11.17%	3,228,295	0	800,000	0
Secondary School Capital	782	0	782	0	782	0.00%	782	0	0	0
Special Schools Capital	0	13,303	13,303	1,189	12,114	8.94%	13,303	0	0	0
Unallocated School Capital	6,666,972	(3,897,885)	2,769,087	0	2,769,087	0.00%	2,769,087	0	20,466,546	7,452,676
Primary School Managed Capital	1,132,307	145,128	1,277,435	79,787	1,197,648	6.25%	1,277,435	0	0	0
Secondary School Managed Capital	45,410	12,826	58,236	0	58,236	0.00%	58,236	0	0	0
Special Schools Managed Capital	0	8,354	8,354	0	8,354	0.00%	8,354	0	0	0
Shropshire Music Service Capital	105,727	0	105,727	5,064	100,663	4.79%	105,727	0	11,748	0
Commissioning	**1,521,681**	**1,094,624**	**2,616,305**	**609,671**	**2,006,634**	**23.30%**	**2,616,305**	**0**	**1,450,000**	**750,000**
Leisure Capital	1,521,681	1,094,624	2,616,305	609,671	2,006,634	23.30%	2,616,305	0	1,450,000	750,000
Waste Capital	0	0	0	0	0	0.00%	0	0	0	0
Communities & Customer	**5,808,244**	**1,355,932**	**7,164,176**	**2,004,793**	**5,159,383**	**27.98%**	**7,164,176**	**0**	**7,209,483**	**7,154,651**
Housing Services Capital	5,530,859	1,355,932	6,886,791	1,991,461	4,895,330	28.92%	6,886,791	0	7,209,483	7,154,651
Community Hubs & Libraries Capital	279,189	0	279,189	7,404	271,785	2.65%	279,189	0	0	0
Museums & Archives Capital	(1,804)	0	-1,804	5,928	-7,732	-328.58%	-1,804	0	0	0
Theatre Services Capital	0	0	0	0	0	0.00%	0	0	0	0
Enabling	**23,750,985**	**(6,023,146)**	**17,727,839**	**1,845,580**	**15,882,259**	**10.41%**	**17,727,839**	**0**	**13,851,930**	**5,479,479**
Property & Assets Capital	23,750,985	(6,023,146)	17,727,839	1,845,580	15,882,259	10.41%	17,727,839	0	13,851,930	5,479,479
ICT Digital Transformation - CRM Capital	0	0	0	0	0	0.00%	0	0	0	0
Infrastructure	**93,375,981**	**(38,184,586)**	**55,191,395**	**5,671,067**	**49,520,328**	**10.28%**	**55,191,395**	**0**	**34,712,476**	**22,237,000**
Highways Capital	84,900,656	(39,407,688)	45,492,968	4,922,950	40,570,018	10.82%	45,492,968	0	29,712,476	22,237,000
Environment & Transport (Public Transport) Capital	0	1,398,474	1,398,474	0	1,398,474	0.00%	1,398,474	0	0	0
National Landscapes & Outdoor Partnerships Capital	610,399	11,832	622,231	9,005	613,226	1.45%	622,231	0	0	0
Growth & Development Capital	7,864,926	(187,204)	7,677,722	739,111	6,938,611	9.63%	7,677,722	0	5,000,000	0
Legal & Governance	**635,605**	**0**	**635,605**	**56,094**	**579,511**	**8.83%**	**635,605**	**0**	**150,000**	**200,346**
Planning Policy Capital	516,613	0	516,613	0	516,613	0.00%	516,613	0	150,000	200,346
Development Management	118,992	0	118,992	56,094	62,898	47.14%	118,992	0	0	0
Strategy	**3,404,484**	**(400,388)**	**3,004,096**	**343,361**	**2,660,735**	**11.43%**	**3,004,096**	**0**	**2,000,000**	**1,745,485**
Climate Change & Waste Capital	0	0	0	0	0	0.00%	0	0	0	325,000
Communications & Engagement Capital	0	76,029	76,029	76,029	0	100.00%	76,029	0	0	0
Broadband Capital	3,404,484	(476,417)	2,928,067	267,332	2,660,735	9.13%	2,928,067	0	2,000,000	1,420,485
Total General Fund	**141,372,504**	**(44,249,540)**	**97,122,964**	**11,133,906**	**85,989,058**	**11.46%**	**97,122,964**	**0**	**80,652,183**	**45,019,637**
Housing Revenue Account	**20,686,973**	**1,214,075**	**21,901,048**	**3,167,982**	**18,733,066**	**14.46%**	**21,901,048**	**0**	**28,666,079**	**13,700,001**
HRA Dwellings Capital	20,686,973	1,214,075	21,901,048	3,167,982	18,733,066	14.46%	21,901,048	0	28,666,079	13,700,001
Total Approved Budget	**162,059,477**	**(43,035,465)**	**119,024,012**	**14,301,888**	**104,722,124**	**12.02%**	**119,024,012**	**0**	**109,318,262**	**58,719,638**

APPENDIX 7

PROJECTED CAPITAL RECEIPTS

The current capital programme is heavily 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. The table below summarises the current allocated and projected capital receipt position across 2025/26 to 2028/29. 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. Disposals rated marked "Green" are highly likely to be completed by the end of the financial year, those rated "Amber" are achievable but challenging and thus there is a risk of slippage, and those rated "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 any financial year as there may be delays between exchanging contracts and completing.

	2024/25	2025/26	2026/27	2027/28
Corporate Resources Allocated in Capital Programme	15,039,973.67	10,237,814	2,527,267	-
Capital Programme Ring-fenced receipt requirements	13,794,133	1,911,464	-	-
Transformation activities	13,574,595	-	-	-
Total Commitments	**42,408,702**	**12,149,278**	**2,527,267**	**-**
Capital Receipts in hand/projected:				
Brought Forward in hand	24,432,326	764,274	- 11,320,004	- 13,782,271
Generated 2025/26 YTD	1,456,566	-	-	-
Projected - 'Green'	17,284,083	65,000	65,000	-
Total in hand/projected	**43,172,975**	**829,274**	**- 11,255,004**	**- 13,782,271**
Shortfall to be financed from Prudential Borrowing / (Surplus) to carry forward	**- 764,274**	**11,320,004**	**13,782,271**	**13,782,271**
Further Assets Being Considered for Disposal (Amber/Red)	15,071,372	12,550,750	8,931,170	-

In 2025/26 there is currently a projected surplus of capital receipts of £0.764m and in 2026/27, 2027/28 and 2028/29 there are currently projected cumulative shortfalls of capital receipts of £11.320m, £13.782m and £13.782 respectively.

These surpluses are generated and shortfalls mitigated by the capital receipts surplus position in relation to the Housing Revenue Account (HRA). Analysis of the General Fund and HRA requirement for capital receipts is shown in the tables below.

General Fund	2025/26	2026/27	2027/28	2028/29
Corporate Resources Allocated in Capital Programme	14,062,064	9,016,494	2,527,267	-
Capital Programme Ring-fenced receipt requirements	1,411,464	1,911,464	-	-
Transformation activities	13,574,595	-	-	-
Total Commitments	**29,048,123**	**10,927,958**	**2,527,267**	**-**
Capital Receipts in hand/projected:				
Brought Forward in hand	10,477,979	- 916,686	- 11,779,644	- 14,241,911
Generated 2025/26 YTD	1,332,566	-	-	-
Projected - 'Green'	16,320,891	65,000	65,000	-
Total in hand/projected	**28,131,437**	**- 851,686**	**- 11,714,644**	**- 14,241,911**
Shortfall to be financed from Prudential Borrowing / (Surplus) to carry forward	**916,685.67**	**11,779,644**	**14,241,911**	**14,241,911**
Further Assets Being Considered for Disposal (Amber/Red)	15,071,372	12,550,750	8,931,170	

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HRA	2025/26	2026/27	2027/28	2028/29	2029/30
Corporate Resources Allocated in Capital Programme	977,910	1,221,320	-	-	-
Capital Programme Ring-fenced receipt requirements	12,382,670	-	-	-	-
Transformation activities					
Total Commitments	**13,360,579**	**1,221,320**	**-**	**-**	**-**
Capital Receipts in hand/projected:					
Brought Forward in hand	13,954,346	1,680,959	459,639	459,639	459,639
Generated 2025/26 YTD	124,000	-	-	-	-
Projected - 'Green'	963,192	-	-		
Total in hand/projected	**15,041,538**	**1,680,959**	**459,639**	**459,639**	**459,639**
Shortfall to be financed from Prudential Borrowing / (Surplus) to carry forward	**- 1,680,959.22**	**- 459,639**	**- 459,639**	**- 459,639**	**- 459,639**
Further Assets Being Considered for Disposal (Amber/Red)	-	-	-	-	-

These tables demonstrate that capital receipts for the HRA are in a comparatively healthy surplus position over the period, however, there is significant pressure arising from the capital receipts requirement of the General Fund. In 2025/26, 2026/27, 2027/28 and 2028/29 there are currently projected cumulative shortfalls of capital receipts of £0.917m, £11.780m, £14.242m and £14.242m respectively.

The General Fund capital receipts projections for 2025/26 include a significant requirement of £13.575m to fund the Council's transformational activities. This projection includes initial estimates of £3.875m for the continuing Voluntary Redundancy Programme, £6.700m for transformation projects and £3.000m for the Council's Strategic Transformation Partner. These estimates will be refined on an ongoing basis as further details on actual costs are determined.

Assets currently being considered for disposal total £36.553m which if realised will be more than sufficient to resolve the currently projected shortfall in capital receipts peaking at £14.242m in 2027/28. Of these disposals £2.190m and £34.363m are currently RAG rated "Amber" and "Red" respectively, meaning that they are either achievable but challenging or highly unlikely to complete within the relevant financial years.

There is a significant and urgent pressure, therefore, to progress the disposals programmed for both the current and future years, to ensure that they are realised, together with realising the revenue running cost savings from some of the properties. Considerable work is required to realise these receipts, with generally a lead in time of at least 12 to 18 months on larger disposals.

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APPENDIX 8

FINANCIAL MANAGEMENT INDICATORS

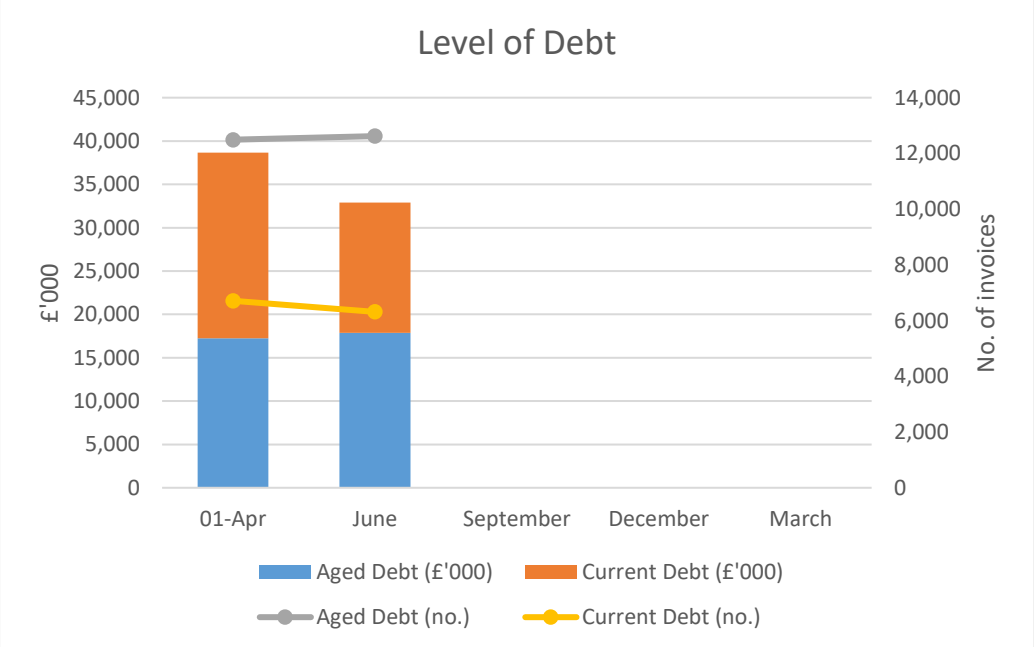
The two financial indicators detailed below will be tracked during the course of the financial year to provide assurance on the Council's financial management processes.

Payment of Invoices

April – June 2025	% of invoices	No. of invoices
Paid within 30 days	79.93	32,761
Invoices not paid within 30 days	20.07	8,228
Total	**100.00**	**40,989**

Aged Debt

As at 30th June 2025	Value (£'000)	No. of invoices
Aged Debt	17,890	12,620
Current Debt	14,998	6,313
Total	**32,888**	**18,933**



The payment of invoices indicator demonstrates that the council is paying just under 80% of invoices to suppliers within 30 days. This indicator has improved from 2024/25 however there is still progress that could be made. Ideally, invoices should be raised for payments due to the council within 30 days, and purchase orders for

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all new supplies should be raised ahead of delivery. Statistics on late submission of invoices and production of retrospective orders are produced all budget holders and available to the Leadership Board to scrutinise.

The value of aged debt has increased marginally during the first quarter in terms of value and number of invoices. Work continues within the Council to improve internal processes to try to prevent debtors converting to aged status and improve recovery processes.

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Transformation & Improvement Overview and Scrutiny
8th September 2025

Cabinet
10th
September 2025

Item

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Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Performance Monitoring Report Q1 2025/26

Responsible Officer:	Billy Webster		
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Cabinet Member (Portfolio Holder):	Cllr Heather Kidd - Leader		

1. Synopsis

The Shropshire Plan clarifies our vision and priorities, aligning our resources to deliver positive outcomes for our people, businesses and communities. Delivery of our outcomes is measured through the developing Performance Management Framework, demonstrating progress to date.

2. Executive Summary

2.1. The Shropshire Plan (TSP) was created to clarify Shropshire Council's vision, priorities and strategic objectives. These objectives reflect the outcomes we aim to achieve within our available financial envelope. We measure the achievement of TSP by monitoring our performance, using Key Performance Indicators (KPIs) to measure, drive and understand delivery of our strategic objectives and managing our overall financial position

2.2. The Shropshire Plan Performance Report (Dashboard) has been developed, through engagement across all Directorates, to monitor our KPIs for each Healthy priority and the agreed strategic objectives. Detailed information is available for each KPI, including performance status (red, amber, green), trends and benchmarking information, where available. This report should be viewed in conjunction with the dashboard.

2.3. In early July 2025, three interactive training sessions on the Performance Dashboard were delivered for members. A total of 39 councillors attended and

provided positive feedback. Additionally, a guide on navigating the dashboard is included in the Appendices.

2.4. The dashboard is updated on a quarterly basis and published via Performance | Shropshire Council webpage. This is the main source of performance information enabling greater insight, transparency and scrutiny of the Council's performance and delivery of its outcomes as set out in TSP. This ensures a focus on using data to inform decisions and actions, particularly where performance may not be meeting targets.

2.5. Performance status (red, amber, green) is currently reported purely based on variation from the target. See the 'Frequently Asked Questions' button in the interactive dashboard to view the thresholds for variation.

2.6. In Quarter 1 of 2025/26, a total of 49 Key Performance Indicators (KPIs) have been updated in The Shropshire Plan Performance Report (Dashboard). 31% (15) of these KPIs are grey, meaning that they do not have a target set for various reasons, such as:

- They include new data where a baseline is being established, and a target will be set when possible
- They are information only indicators
- A target is not appropriate or the KPI definition has changed

2.7. Of the 34 newly reported KPIs with targets (excluding grey KPIs):

- 74% (25 KPIs) are above their target (green). Highlights are reported in the Improvements section below.
- 6% (2 KPIs) of indicators were similar to their target (amber).
- 20% (7 KPIs) are below their target and are showing as exceptions (red). The reasons for this are reported in the Exceptions section below.

2.8. The Government published a new draft Local Government Outcomes Framework (LGOF), setting out a proposed structure for how central and local government might work together to measure progress on key public service outcomes. This includes 15 priority outcome areas to support more consistent, transparent monitoring of local performance over time. These will be underpinned by outcome metrics drawing from existing data sources to show how progress will be measured. This approach forms part of the wider reform agenda for local government, to ensure councils are fit, legal and decent. Local authorities and other interested parties are invited to provide feedback in writing, via email or an online form by midnight 12 September 2025. The LGOF 'go live' and in use date is April 2026.

2.9. This report complements the Financial Outturn Q1 2025/26 Report but provides a different perspective. We may therefore find that the position on KPIs is favourable, but that the finance position is adverse because the activity levels (the cost drivers) are higher than anticipated. As Shropshire Council continues to manage an unprecedented financial position, significant management action is required over the remainder of the financial year to ensure the Council's financial survival. This may involve scaling down initiatives, changing the scope, delaying

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implementation, or extending delivery timescales therefore potentially impacting on performance in some areas.

3. Recommendations

It is recommended that Cabinet:

1. Note progress to date in achieving the outcomes of The Shropshire Plan (TSP).
2. Confirm that the KPIs currently agreed remain the same for 2025/2026 until aligned to the refresh of TSP in 2025/26.
3. Note the new draft Local Government Outcomes Framework, provide any feedback and consider these metrics when reviewing the KPIs for the new corporate plan.

Report

4. Improvements

There are 25 KPIs showing an improvement (and above their target, green) out of the newly updated 34 KPIs. Of which, the following are the most notable:

4.1. **HEc17 Delivery of affordable homes.**

The official data from Homes England for quarter 4 of 2024/2025 has been released. The number of affordable homes completed has increased to 258, up from 234, bringing the total number of completions for the entire year to 420.

Over the past five years, from 2020 to 2025, our target was 1,200 completions. We are proud to report that Shropshire has exceeded this goal, achieving a total of 1,596 completions.

4.2. **HEn9a Increasing the generation of renewable energy by Shropshire Council (Solar)**

During quarter 1, a total of 371,754 kWh of energy was generated. This result marks an improvement over last year's performance for the same quarter, primarily due to the increased amount of direct sunshine.

4.3. **HP25/26 percentage of pupils receiving first choice of schools - primary/ secondary.**

Newly reported at Q1, 95.6% of primary pupils and 91.2% of secondary pupils received their 1st preference on National Offer Day, which is higher than the national and regional figures.

For Primary the % of pupils receiving their 1st preference in the West Midlands was 93.6% and nationally is 92.6% compared to 95.6% in Shropshire.

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For Secondary the % of pupils receiving their 1st preference in the West Midlands was 81.2% and nationally is 83.5% compared to 91.2% in Shropshire.

4.4. HO11 Staff turnover rates.

Staff turnover at Q1 is 5.07%, which is a significant reduction compared to last quarter (8.58%), and is also showing a reduction when compared to the same period last year, which was 7.19%.

5. Exceptions

There are 7 exceptions (red) out of the newly reported 34 KPIs this quarter:

5.1. HEc6 percentage of households in fuel poverty

Data for 2023 newly reported at quarter 1.

Shropshire Council's Affordable Warmth & Energy Efficiency (AWEE) Team continue to deliver a range of initiatives to combat fuel poverty across the County. Despite best efforts, the ongoing national energy crisis continues to have a significant impact on households across Shropshire. The latest available Sub-Regional fuel poverty figures (2023) show a fuel poverty rate of 17.7% against the UK average of 11.4% (6.3% variance) although it should be noted that the West Midlands average sits at 16.7%, the highest of UK regions. Shropshire's figure of 17.7% is comparable to other largely rural local authorities in the region including Herefordshire (18.3%) & Staffordshire Moorlands (17.2%). In the past 18 months, the team have delivered energy efficiency grants to the value of £5m, directly supporting improvements such as insulation and heating into 310 homes. In addition, via the household support fund, direct affordable warmth advice, support and financial assistance has reached 2400 householders to the value of £285k, including through the continued provision of a free and impartial energy advice service, Keep Shropshire Warm.

Several key factors continue to contribute to the high levels of fuel poverty in the County. Foremost among these is the lack of access to the most affordable heating fuel, mains gas, which affects 33% of Shropshire households, compared to the UK average of 15%. The impact of expensive and often less price regulated forms of heating fuels (e.g. LPG Gas, Oil, Coal) cannot be understated. Coupled with this, Shropshire's housing stock is typically older, less efficient and harder / more expensive to heat - and thus harder and more expensive to retrofit to better standards. Lower than average household incomes and a higher than average household age compound these factors. It should also be noted that the full impact of the energy crisis is likely to be felt in higher recorded figures in 2024/2025 both across Shropshire, regionally and nationally.

The AWEE team and supporting departments continue to strive to support the growing numbers of fuel poor households in Shropshire, delivering the Council's Sustainable Affordable Warmth Strategy. We have recently been awarded a 3 year, multi-million pound settlement through the Warm Homes Local Grant (WHLG) programme. It is however important to note that nationally, funding for these initiatives has been cut significantly. Here in Shropshire, the year one allocation under WHLG represents an 80% cut from the predecessor Home Upgrade Grant

Scheme. Household Support Funding continues to be effectively used to provide a package of affordable warmth support to residents, include direct financial support for those in fuel poverty and fuel debt. The team expect the number of households reached via phase 7 to have doubled against 2024-25 delivery). The team manages a robust framework for the delivery of Energy Company Obligation Funding across the County (funding delivered directly via energy companies) - approving over 100 declarations in the first 5 months of this year.

5.2. **HEc7 Improving productivity by reducing the gap in Gross Value Added (GVA) per hour worked with the national average by 50% by 2027**

GVA per hour worked in 2023 was £32.40 in Shropshire which is £10 less than in England (£42.40). The aim is to reduce the gap between Shropshire GVA per hour and the national average by 50% by 2027 means a target profile of 16.3% difference in 2023. However, the gap increased to 23.7% in 2023 with GVA per hour remaining static in Shropshire compared with a rise of 2.1% in England. Macro-economic indicators like gross value added are affected by national and global economic trends that are outside the control of Shropshire Council. However, closing the gap between national and local productivity levels remains a key priority of the Shropshire Economic Growth Strategy, and we are acting to mitigate external influences by encouraging inward investment to the county and by working with FE/HE/training providers to ensure businesses have access to the skilled workers they require.

5.3. **HEc18 Reduction of households in B&B accommodation**

Housing Services have worked hard to open the Tannery which is a 60 bed temporary accommodation unit and this reduced the numbers in B&B significantly. We have a number of other temporary accommodation projects that are due to open in September / October 2025 which will provide an additional 50+ units that will be Council owned and run which will further reduce our use of B&B accommodation. These units will be staffed 24/7 and therefore offer better support and better outcomes for our clients as well as being more cost effective for the Council.

However, there are a number of factors that have occurred at the same time, that have led to an increase in B&B use despite these units opening.

A number of our temporary accommodation units are managed by STAR Housing and they undertake the repairs, maintenance and improvement work when the properties become void. They have recently changed the contractor doing this work meaning there has been a significant delay in properties being handed back to the team for use, this then means we have to use B&B accommodation as we do not have enough Council units to meet our need. Concerns have been raised with STAR who are now prioritising void work for temporary accommodation units and these have started to be handed back and therefore we have started to see numbers in B&B drop again.

There are also a large number of households in temporary accommodation who have been matched with a property owned by social landlords (including STAR) but when the property needs significant work before the household can move in there

are often significant wait times. This means we have a duty to continue to accommodate the household until they are able to move (often a number of months). This reduces the number of households moving into permanent houses and therefore less available temporary accommodation for new presentations. Concerns will be raised directly with the landlords to explain the impact this has on the Council.

The team have also seen a large increase in the number of households coming through as homeless (an increase from approx 60 a week to 100+) which equates into a need to accommodate more people. With a slow move on into permanent housing and a large number of void properties available for use as TA, we do not have available stock to use and therefore have to place households into B&B accommodation. We are in the process of looking into this data to understand if there is any pattern / reasons for the increase in presentations and therefore changes / additional support we can put in place.

5.4. HEn6 Percentage of household waste sent for re-use, recycling and composting

The target was set at 52.6%, but our performance for Q4 came in at 43.73%. This target shows that out of all the waste we collected as part of kerbside collections, and Household Recycling Centres (HRSs) waste, 43.73% of this was sent for re-use, recycling and composting in Q4. This measure is reported a quarter in arrears, due to DEFRA's requirements for reporting with the final figure a cumulative figure for the whole of the year which can be affected by both seasonal variations and in year changes in service such as the household recycling centre book system and the chargeable garden waste service.

Q4 performance is usually lower due to the colder weather and less activity in the garden that reduces the among of garden waste being generated and is usually our lowest performing quarter. However, the introduction of the garden waste subscription service and the HRC booking system also played a role. Although the booking system was discontinued on 12th February, the HRCs did not revert to their previous operation. Veolia found that limiting the number of visitors at any given time was safer and allowed for more efficient recycling, reducing the amount of waste going for disposal through the HRCs by 154 tonnes compared with Q4 last year. The amount of garden waste being produced in Q4 was 2,237 tonnes less than Q4 2023/24 and this is a positive impact of the chargeable garden waste service.

Following a review of the data for re-use, recycling, and composting, the primary factor causing us to miss the target was the green waste collections, but to put this in perspective we collect almost 42,000 tonnes of garden waste both through kerbside collections and at the HRCs this is almost 22% of our total recycling target of 52.6% hence why this reduction in tonnage of 2,237 tonnes whilst reducing our costs as we are charged for collection and treatment/disposal per tonne has had such an impact on the recycling rate especially for Q4. We expected that this will improve in Q1 and Q2 as the service settles down and the growing season begins.

The target for 2025/2026 remains the same at 52.60%.

5.5. HP31 Percentage of Educational Health Care Plans (EHCP) issued within 20 weeks (excl. exceptions)

The quarterly figure of 18.5% (April –June 2025) is below the target of 50%.

However, the monthly rate within this quarter is showing a steady improvement, with the May 2025 figure at 20% and the June 2025 figure at 28%. There is an increase in requests for needs assessments and consequently plans, which is consistent with national trends.

The Local Authority undertook a significant restructure of the SEN Team to form the EHCP Team with effect from January 2025. The team had previously been supported by over 40% of agency staff. These colleagues left following the restructure by February, leaving a deficit of staff. A recruitment drive took place and by May 1st, the new team was in place. Despite a rich mix of knowledge and skills, the team required training and support to become Case Officers. Continuous Professional development is in place, but the initial induction and training is complete, and we have Officers who can deliver on our outcomes and KPIs.

There is now a full team of permanent staff as of 1st May 2025. The team is now built with a strong workforce with a variety of educational backgrounds, which include, Educational Psychology, SENDCOs, Teaching staff, Case Officers and more. We also have several parent carers of children and young people with additional needs. Despite excellent skill sets, training is still needed, as is on-going professional development. This has begun, and it will be continuing. We anticipate a growth around timeliness as the team embed, but some lag is to be expected before we can fully recover statutory timescales.

Alongside our team development, we are being proactive in how we manage processes and have rigorous scrutiny of case management, reporting figures on a weekly basis provided by the Case Officers and their Seniors, which combine the measure against statutory timescales with the narrative of case work. Performance is reported weekly to our Senior Leadership Team.

5.6. **HO13 Average number of days lost to sickness absence per year**

The average number of days lost to sickness absence at 25/26 Q1 is 9.2, and is above the target set of 8 days (these figures include shire services). However this figure has fallen compared to the previous quarter. The figure not including shire services for 25/26 Q1 is lower at 8.37 days and closer to the target and has also fallen, down from 8.52 days in the previous quarter (24/25 Q4 figure).

Sickness absence has reduced significantly from last quarter which would be expected due to seasonal influences. Corporately not including Shire Services there has been a slight improvement when looking at sickness absence for the same period last year. There has been a significant reduction in the more seasonal sickness reasons such as Coughs, colds, and also gastrointestinal issues and whilst total number of lost days due to stress anxiety and other psychiatric illnesses has reduce the percentage of all absence has increased. Absences due to anxiety, stress and other psychiatric illnesses and musculoskeletal injury make up for over half of all the absences for the quarter.

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5.7. **HO17 Responding to Freedom of information Requests within statutory timescales (20 working days)**

At Quarter 1, 60% of freedom of information requests were responded to within the statutory 20 days, below the target of 95%.

The compliance rate is below the required target and this was raised with Information Governance representatives at the Information Governance Leadership and Organisational Oversight (IGLOO) meeting in June 2025. A further report will be presented to the September 2025 meeting. The Information Governance Team is currently taking steps to improve support available for service areas dealing with requests, this includes creating and updating guidance on the Intranet and offering awareness sessions during September to November 2025.

6. Risk Assessment and Opportunities Appraisal

6.1. The management of the Council's Performance Management Framework is a key process in ensuring strategic risks are mitigated and the Council can carry out business as intended and planned for within TSP.

6.2. The management of key performance indicators is a key process to monitoring progress in the delivery of outcomes as set out in TSP. This provides insight into whether corrective action is required to bring performance back on track.

6.3. The performance reports and dashboard provide a high-level lens into the performance of Shropshire Council allowing for further targeted detail analysis to support the mitigation of any risks identified.

6.4. Regular financial reporting is part of the governance and risk management approach within the Council ensuring that it delivers sustainable and value for money services as required under statute. Risk management continues to be an active part of this process, and Officers review potential risk and opportunity scenarios each month. The Council holds two finance related strategic risks regarding managing the current financial situation and so this remains under constant review to consider appropriate management action of the situation.

6.5. The dashboard includes instructions for use and a feedback form is available for questions or feedback. Members have previously been shown how to use the dashboard, and the Business Intelligence and Insight team are available for training for new Members.

6.6. Monitoring will be in place using the dashboard so any issues can be resolved in a timely manner.

6.7. Ultimately, the Council must risk assess the delivery of strategic objectives within TSP and adjust, accordingly, to ensure an acceptable balance of outcomes are achieved at a strategic level. This may mean the prioritisation of some objectives over others to react to the evidence presented within the PMF. It may not be possible to achieve optimal performance across all indicators and it may be necessary to oversee expected reductions in performance in some areas to

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remain within the overall financial envelope and ensure full focus is given to prioritised areas of activity by officers including significant management action required over the remainder of the financial year to ensure the Council's financial survival.

7. Financial Implications

7.1. The performance report provides progress on key activity targets which will have correlation to financial performance.

7.2. It should be noted that positive improvement on activity may not necessarily correspond to financial improvement, and this should be drawn out in the narrative of the financial and performance reports.

8. Climate Change Appraisal

8.1. The performance report includes KPIs for Healthy Environment with measures for monitoring Shropshire Council's direction of progress on climate change.

8.2. Recommendations within the Climate Strategy and Action Plan Monitoring Report 2023 were agreed by the Council on the 18th of July 2024, including two recommendations specific to key performance indicators which will be incorporated into the Shropshire Plan Performance Report for future reporting:

- Specific carbon emission reductions by activity
- Energy efficiency

8.3. Climate Change also has significant implications for Healthy People, a Healthy Economy and a Healthy Organisation and further work to develop additional KPIs, in partnership with the Climate Team will reflect this. There has been a reduction in size of the Climate Change team and as a result, future work programmes are being reviewed. Further indicators will be made available as new data becomes available to ensure that as high a percentage as possible of primary data collected is based on measured carbon emissions via a clear and transparent process such as carbon accounting, rather than estimating scope 3 emissions based on spend.

8.4. Measuring emissions also provides a baseline for setting climate targets and deciding where to start reducing emissions. Repeating the measurement process annually allows Shropshire Council to track and report progress in a clear, transparent way to ensure that key stakeholders - members, regulators, employees, members of the public, other local authorities and system partners are informed about our collective climate action and impact.

9. Background

9.1. The focus of the Council in 2025/26 and the immediate future is necessarily directed at the delivery of a balanced budget, and is currently, therefore, the highest priority strategic objective within TSP balanced alongside protecting our most vulnerable children. Our Performance Management Framework (PMF) will

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need to be reviewed and strengthened to align with all our strategic objectives to enable us to become an evidence-led and performance-managed council.

9.2. The Q1 report provides a useful overview of performance, however, ongoing iterative improvements will continue to incorporate additional agreed KPIs. It should also be noted that some of the performance indicators are baseline figures, from which targets will be established. Work continues on the development of our KPIs including setting targets, tolerances and including benchmarking where possible.

9.3. The approach being taken by Shropshire Council is progressive and in advance of many other authorities and this places us in a strong position to continually improve our approach to managing performance and ultimately providing evidence of our ability to deliver the outcomes set out in TSP.

9.4. The dashboard is designed to be a dynamic tool, continuously evolving and improving based on user feedback and emerging requirements. Feedback on the design and usability of the dashboard and performance webpage is welcomed. A feedback form is available for questions and queries, which are reviewed regularly with responses provided and published where appropriate alongside the dashboard.

10. Conclusions

10.1. The development of the interactive dashboard sees a substantive step change in the reporting of performance with more emphasis on target delivery and comparator information.

10.2. The key performance pressure remains the delivery of a balanced budget which are detailed in the financial report.

10.3. Considering the financial constraints, overall Q1 25/26 shows reasonable performance in achieving The Shropshire Plan and its objectives, with 74% of newly updated indicators meeting or exceeding their target.

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

Local Member:	All

Appendices

Video: How to guide on navigating the dashboard

Contact: Billy Webster – billy.webster@shropshire.gov.uk

Committee and Date

Cabinet
10th September 2025

Item

Public

Draft Shrewsbury Town Centre Design Code – Public Consultation

Responsible Officer:	Tim Collard, Service Director – Legal, Governance and Planning		
email:	Tim.collard@shropshire.gov.uk	Tel:	01743 252756
Cabinet Member (Portfolio Holder):	Cllr David Walker		

1. Synopsis

1.1 This report is seeking approval to undertake a public consultation on the Draft Shrewsbury Town Centre Design Code (Appendix 1).

2. Executive Summary

2.1. The Shropshire Plan includes strategic objectives to *"develop Shropshire as a safe, strong and vibrant destination to attract people to live in, work in, learn in and visit"* and *"maintain, protect, and enhance our outstanding natural and historic environment".* These will be reflected in decision making which *"will be made using a strong evidence base which supports a better understanding of the likely impacts on Shropshire communities".*

2.2. The Draft Shrewsbury Town Centre Design Code (Appendix 1) (hereafter Draft Design Code) will support the achievement of these Shropshire Plan strategic objectives by:

A. Providing guidance for businesses, investors, developers, and Council Officers on how good design can enhance the character and appearance of the town centre in Shrewsbury, thereby contributing to the safeguarding of its historic and natural environment.

B. Providing guidance to those progressing planning applications on the design expectations in the town centre. Resulting in greater certainty, enabling them

to make efficient and effective use of their resources, and the achievement of a higher quality of design.

C. Planning officers determining planning applications in Shrewsbury town centre with further guidance to support their decision making.

2.3. The Draft Design Code recognises the unique character of Shrewsbury town centre; influenced by its landform and topography; strong relationship to the River Severn; areas with a dense medieval street pattern; the scale, design and variety of built form; numerous landmark buildings; and open spaces.

2.4. It therefore sets out an aspiration for high quality design throughout Shrewsbury town centre, establishing a new standard for place-making. To achieve this, it provides overarching design coding for new development (new buildings and spaces) in Shrewsbury town centre, thereby supporting the understanding and application of design policies in the adopted Development Plan for Shropshire. This design coding is structured around 8 themes these being movement, nature, built form, identity, public space, uses, homes and resources.

2.5. To aid the use of this design code, it includes a self-assessment checklist. This supports applicants and planning officers when considering the design and place-making credentials of proposed new development in Shrewsbury town centre.

2.6. The areas of the town centre covered by the Draft Design Code align with the 6 character areas of the town centre defined by the Shrewsbury Big Town Plan. These are illustrated in the Background to this report.

2.7. This area falls predominately within the River Severn Loop but extends out to the north to include the station quarter and northern corridor areas; and over the river to the east to include the Abbey Foregate areas

2.8. The Draft Design Code was initially produced as part of the national Design Code Pathfinder Programme that took place during 2023/24, funded by the Ministry of Housing, Communities and Local Government (MHCLG); with Shropshire Council one of twenty-five Local Authorities who participated in this programme.

2.9. As such, the scope of this Draft Design Code was informed by the guidance provided within this Programme. This included the need to define the relevant geography as an area less than the entirety of Shrewsbury and that the process undertaken should enable the document to be adopted as a material consideration in planning terms.

2.10. Two ‘development workshops’ took place during the Pathfinder Programme (in late 2023) with representatives from local agents, property developers, Shrewsbury Civic Society, accessibility groups, local businesses, Shropshire Council, Shrewsbury Town Council, and Shrewsbury BID in attendance. These workshops informed the content of the Draft Design Code.

2.11. In addition, a Commonplace site was developed Community Forum - Shrewsbury Design Code - Commonplace to engage with the public and harness their ideas. Over 480 people completed the wider area survey and 559 comments and reactions on the interactive map were provided within the online forum. This engagement has also informed the content of the Draft Design Code.

2.12. The Draft Design Code provides guidance to support the understanding and application of policies in the Council's adopted Development Plan. The Draft Design Code would also support delivery of:

A. The Shrewsbury Big Town Plan, which has itself been adopted as a material consideration in the planning application process by Shropshire Council in November 2018.

B. The Shrewsbury Movement and Public Space Strategy which was adopted as a material consideration in the planning application process by Shropshire Council in September 2024.

2.13. This Draft Design Code is also designed to be read and applied alongside the draft Design of New Dwellings Supplementary Planning Document and draft Design of Residential Extensions and Alterations Supplementary Planning Document which provide design guidance for new dwellings and residential extensions and alterations respectively.

2.14. The Draft Design Code can also be used in support of an investment prospectus for the area, which represents an opportunity to promote the kind of high-quality investment and new development that the town aspires to deliver, showing both residents and businesses the importance that is placed on design and great place making.

2.15. The purpose of this report is to present the Draft Design Code to Cabinet and and to seek approval to undertake a minimum of six week public consultation on the document commencing in October 2025, in order to seek the views of all interested parties.

2.16. Subject to the outcome of this consultation and any amendments that are required as a consequence, the intention would be to bring the draft Design Code back to Cabinet to seek approval to 'adopt' it in early 2026.

2.17. If adopted, this Design Code would support the understanding and application of policies in the adopted Development Plan and form a material consideration in the determination of planning applications.

3. Recommendations

3.1. Cabinet consider the Draft Shrewsbury Town Centre Design Code (Appendix 1) and approve a minimum six week public consultation on the draft document. Subject to the outcome of this consultation, the final draft Design Code will be brought back to Cabinet to seek approval to 'adopt' it as a material consideration in the determination of planning applications in Shrewsbury town centre.

3.2. That authority is given to the Service Director - Legal Governance and Planning, in consultation with the Portfolio Holder for Planning, to agree any additional minor changes to the Draft Shrewsbury Town Centre Design Code ahead of this consultation.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. It is considered that the recommendations in this report do not pose a significant risk to the Council. They request consideration of the Draft Design Code and approval of public consultation upon it. This public consultation is intended to provide an opportunity for all interested parties to comment, before a final draft is prepared and considered for adoption as a material consideration in the planning application process.

4.2. As this Design Code is intended to form a material planning consideration during the determination of planning applications, , it is proposed to follow a similar approach to engagement to that for Supplementary Planning Documents (SPD's). The recommendations in this report align with the approach to engagement on SPD's within the Council's Statement of Community Involvement, and as such it is considered reduce risk of suggestions the Council has not followed due process in the production of this Draft Design Code.

4.3. The proposed period of public consultation also provides a valuable opportunity to seek the views of all interested parties, thereby enhancing the value of the resultant Design Code and also allowing for consideration and resolution of any risks associated with the content of the Draft Design Code as identified by these interested parties.

4.4. As the Draft Design Code is intended to positively influence new development within Shrewsbury town centre by providing guidance to support the understanding and application of policies in the adopted Development Plan, not bringing forward the Draft Design Code could result in the gradual erosion of the town centres character and appearance through inappropriate new development, negatively affecting character and appearance and the heritage significance of the Shrewsbury Conservation Area (much of which is located within the Design Code area).

4.5. The Draft Design Code is also intended to support delivery of the Shrewsbury Big Town Plan and the Shrewsbury Movement and Public Space Strategy. Not bringing it forward could negatively affect the delivery of the aspirations of these documents.

4.6. An Equality, Social Inclusion and Health Impact Assessment (ESHIA) initial screening has been undertaken ahead of the proposed consultation exercise. This assessment forms Appendix 2 of this report.

4.7. The ESHIA for the Draft Design Code records that the anticipated equality impacts will be neutral to medium positive overall across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for low to medium positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in terms of mental and physical well-being opportunities arising for people living in and visiting a vibrant, well- designed and cared for environment in Shrewsbury town centre.

4.8. For such groupings, this includes people with caring responsibilities in regard to young families or to people with disabilities. Families with young children, wheelchair users, and older people who may consider themselves to be vulnerable are less likely to venture out without clear signage and lighting, and pavements that can be navigated safely by them and their carers. The enhancements proposed, through improved design will create a greater sense of place and aid in improving both health and wellbeing.

4.9. The ESHIA also records that there may be additional positive impacts of people within the wider grouping of Disability, including people with less visible disabilities or conditions, for example people with neurodiverse conditions, people with Crohn's disease, and people with visual impairments. By way of illustration, cluttered and poorly designed spaces can cause overstimulation for some people with autism. Additionally, sensitive use of appropriate lighting, as well as clear signage, will be anticipated to provide further benefits for people with neurodiverse conditions and for others including those with visual impairments. This then includes their families and carers, bringing in intersectionality with those in the groupings of Age and Sex.

4.10. The ESHIA finds that there would also be a projected neutral impact or low positive impact for those individuals and households that we may consider to be vulnerable by virtue of their circumstances by improving the area of the town centre for the benefit of all. Whilst these are not defined as Protected Characteristics within equality legislation, it has been a matter of good practice in Shropshire for us to consider their needs as well, within a tenth grouping termed Social Inclusion. This includes low income households, households in rural areas, and individuals at risk of or experiencing homelessness. The Council also seeks to have due regard to the needs of veterans and serving members of the armed forces and their families, and to the needs of young people leaving care The equality impacts ahead of consultation are again anticipated to be low positive.

4.11. The importance of the role good design and place making can have on public health is well documented, and the NHS has produced Putting Health into Place Executive Summary detailing 10 key principles including Connect, involve and empower people and communities, plan ahead collectively, maximise active travel and enable healthy play and leisure. These align closely to the 8 themes of the Design Code, alongside their design outcomes detailed in Section 7.5. Therefore, the adoption of the Draft Shrewsbury Town Centre Design Code will enable a positive impact in terms of health and wellbeing considerations.

4.12. Further ESHIA would be carried out on the final draft of this Design Code informed by the proposed public consultation, enabling the Council to factor in feedback from people in the Protected Characteristic groupings and our additional grouping, and feedback in regards to health and wellbeing impacts, across all groupings in the community. The follow up ESHIA will also record where responses may have been low from people in particular groupings, warranting further ongoing engagement.

4.13. Risk table:

Risk	*Mitigation*
Procedural risk: failing to undertake sufficient consultation.	The period of public consultation proposed within this report aligns with the process for SPD's outlined within the Council's Statement of Community Involvement, reducing risk of suggestions the Council has not followed due process in the production of this Design Code.
Reputational risk: guidance proposed is perceived not to be appropriate to Shrewsbury town centre's context.	Within the two 'development workshops' key stakeholders were asked what was important to them to ensure design in Shrewsbury was impactful and relevant to the town centre. In addition, the initial public engagement exercise asked members of the public about the most important things about Shrewsbury that we should ensure design considers. This resulted in a section of the code called 'Understanding Shrewsbury's Character' which details the 12 key characters of Shrewsbury town centre to ensure new development considers the key characteristics. The period of public consultation proposed within this report provides a valuable further opportunity to seek the views of all interested parties, thereby enhancing the value of the resultant Design Code and also allowing for consideration and resolution of any risks associated with the content of the Draft Design Code as identified by these interested parties.

5. Financial Implications

5.1. Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. The Draft Design Code was produced as part of the MHCLG-funded Design Code Pathfinder Programme, using MHCLG grant funding. This was complemented by personnel resources from various teams at Shropshire Council.

5.3. The value of the Draft Design Code lies in its ability to support design quality in Shrewsbury town centre, which can help drive up visitor footfall and promotion of a strong local economy. The large proportion of independent retailers and food and beverage establishments in the town is in part linked to its character and has helped to establish Shrewsbury as an attractive place to visit, live, work, and invest with a strong visitor economy as a result.

5.4. The Draft Design Code would assist the Council in continuing to make the most effective use of its resources and support decision making on planning applications in Shrewsbury town centre.

5.5. Public consultation is a key stage in the production of a Design Code. The proposed period of public consultation would be undertaken by Shropshire Council using existing resources and budgets, supported by the Shrewsbury Big Town Plan Partnership. The subsequent review of responses and undertaking any amendments required as a consequence would also be met from existing resources and budgets.

6. Climate Change Appraisal

6.1. The Draft Design Code seeks to promote sustainable new development that conserves and enhances the character and appearance of Shrewsbury town centre, through the provision of guidance to support the understanding and application of policies within the adopted Development Plan.

6.2. The Draft Design Code is likely to enable energy and fuel consumption (buildings and/or travel) and renewable energy generation benefits through promotion of sustainable design that provides thermally efficient buildings that integrate renewable energy technologies that are appropriate to their context; and promotion of design principles that support active modes of travel.

6.3. The Draft Design Code is also likely to enable benefits in terms of climate change adaptation and carbon offsetting / mitigation through such mechanisms as promotion of a design that integrates green infrastructure and maximises biodiversity enhancement opportunities – contributing to a ‘green’ town centre; promotion of a design that is responsive to considerations such as ‘access’ to daylight and natural cooling to reduce risk of overheating; and promotion of design principles that support active modes of travel.

7. Background

Draft Shrewsbury Town Centre Design Code

7.1. Shrewsbury town centre is unique, influenced by its landform and topography; strong relationship to the River Severn; areas with a dense medieval street pattern; scale, design and variety of built form; numerous landmark buildings; and open spaces.

7.2. Recognising this, the Council in partnership with Shrewsbury Town Council and the Shrewsbury BID (as SBTP Partners) are taking a proactive approach to planning positively for the town centre, through preparation of the Draft Shrewsbury Town Centre Design Code (Appendix 1) (hereafter Draft Design Code).

7.3. The areas of Shrewsbury town centre covered by the Draft Design Code align with the 6 character areas of the town centre defined by the Shrewsbury Big Town Plan. These are illustrated on the figure below.



Figure 1 Shrewsbury town centre character areas as defined in the Big Town Plan.

7.4. This area falls predominately within the River Severn Loop but extends out to the north to include the station quarter and northern corridor areas; and over the river to the east to include the Abbey Foregate areas

7.5. The Draft Design Codes vision is *"Rooted in heritage, sights set firmly on the future, a one-off town."* It considers that the design of new development in Shrewsbury town centre should be *"Characterful - Healthy - Connected - Green - Varied - Sustainable - Engaged".*

7.6. It therefore sets out an aspiration for high quality design throughout Shrewsbury town centre, establishing a new standard for place-making. To achieve this, it provides overarching design coding for new development (new buildings and spaces) in Shrewsbury town centre, thereby supporting the understanding and application of design policies in the adopted Development Plan for Shropshire.

7.7. To inform and underpin this design coding, the Draft Design Code first summarises Shrewsbury town centres 'key characteristics', including:

- Landform and topography.
- Strong Relationship to the River Severn.
- Fine urban grain.
- A 'green' town.
- A network of public spaces.
- Human scale.
- Celebration of landmark buildings.
- Variety and contrast.
- Verticality.
- Varied roofscape.
- Definition of the base, middle and top.

- Intricate patterning and detailing.

7.8. The design coding details how new development should positively contribute to the conservation and enhancement of these characteristics. This design coding is structured around 8 themes, each of which includes an 'expected design outcome'. These are:

Theme	ected Design Outcome
Movement	A town centre where vehicular traffic has been significantly reduced and the focus of streets is on walking, cycling and place.
Nature	A 'green' town centre that maximises the potential for health and wellbeing, biodiversity and climate resilience through the design of new and improvements of existing green infrastructure.
Built Form	A town centre that has a coherent form and new development responds appropriately to its context.
Identity	A place that contributes to and enhances the positive character of Shrewsbury town centre. A place that feels distinctively local, new development responding to local building composition, roof form, materials and details in a sensitive contemporary way.
Public Space	A town centre where the public spaces are well designed, robust, inclusive and safe.
Uses	A town centre where a vibrant mix of uses support everyday activities and bring life and activity to Shrewsbury bustling streets.
Homes	A town centre which is proud of the high design standard of all new buildings, which are of exemplar quality in terms of functionality, accessibility, inclusivity and sustainability.
Resources	A town centre where new development is exemplar in the sustainable design of buildings, use of water, energy and materials

7.9. The Draft Design Code then outlines steps that applicants are to follow to achieve compliance during pre-planning discussions and the planning application process.

7.10. To aid the use of this design code, it includes a self-assessment checklist. This supports applicants and planning officers when considering the design and place-making credentials of proposed new development in Shrewsbury town centre.

7.11. It first covers the principle of the Design Vision, Understanding Shrewsbury's Character & the Shrewsbury Test. It then poses a series of 'questions' based around the eight themes of the design code.

7.12. The Draft Design Code provides guidance to support the understanding and application of policies in the Council's adopted Development Plan. The Draft Design Code would also support delivery of:

A. The Shrewsbury Big Town Plan, which has itself been adopted as a material consideration in the planning application process by Shropshire Council in November 2018.

B. The Shrewsbury Movement and Public Space Strategy which was adopted as a material consideration in the planning application process by Shropshire Council in September 2024.

7.13. This Draft Design Code is also designed to be read and applied alongside the draft Design of New Dwellings Supplementary Planning Document and draft Design of Residential Extensions and Alterations Supplementary Planning Document which provide design guidance for new dwellings and residential extensions and alterations respectively.

Shropshire Development Plan

7.14. Planning applications should be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan for Shropshire consists of:

- The **adopted Local Plan** which collectively covers the period 2006-2026 and comprises:
  - The Core Strategy (2011): which sets out the vision, strategic objectives, broad spatial strategy, and strategic policies.
  - The Site Allocations and Management of Development (SAMDev) Plan (2015): which provides detailed 'development management' and 'settlement' policies to guide future development and identifies site allocations.
- **'Made' Neighbourhood Development Plans**
  - There are currently nine made Neighbourhood Plans and several more in preparation.

7.15. The Draft Design Code provides guidance to support the understanding and application of policies in the Council's adopted Development Plan. Specifically, it will provide:

A. Guidance for businesses, investors, developers, and Council Officers on how good design can enhance the character and appearance of the town centre in Shrewsbury, thereby contributing to the safeguarding of its historic and natural environment.

B. Guidance to those progressing planning applications on the design expectations in the town centre. Resulting in greater certainty, enabling them to make efficient and effective use of their resources, and the achievement of a higher quality of design.

C. Planning officers determining planning applications in Shrewsbury town centre with further guidance to support their decision making.

7.16. Key policies within the adopted Development Plan to which the guidance in the Draft Design Code relate include Core Strategy Policies CS2: Shrewsbury – Development Strategy; CS6: Sustainable Design and Development Principles; CS7: Communications and Transport; CS8: Facilities, Services and Infrastructure Provision; CS9: Infrastructure Contributions; CS11: Type and Affordability of Housing; CS13: Economic Development, Enterprise and Employment; CS15: Town and Rural Centres; CS17: Environmental Networks; MD2: Sustainable Design; MD3: Delivery of Housing Development; MD4: Managing Employment Development; MD8: Infrastructure Provision; MD10a: Managing Town Centre Development; MD12: Natural Environment; and MD13: Historic Environment.

7.17. If adopted, the Design Guide would form part of a suite of documents, including the adopted Development Plan (and relevant associated Supplementary Planning Documents), Shrewsbury Big Town Plan, and Shrewsbury Movement and Public Space Strategy that positively influence new development within Shrewsbury town centre.

Shrewsbury Big Town Plan and Movement and Public Space Strategy

7.18. The Shrewsbury Big Town Plan (SBTP) was adopted by Cabinet as a material consideration in the planning application process in November 2018. It provides a blueprint for thoughtful and purposeful change and adaptation in the Town into the future.

7.19. The SBTP Vision references the need to make 'decisions differently' with new development and new infrastructure expected to pass the 'Shrewsbury Test': *"Does it support our vision? Does it strengthen the identity of Shrewsbury? Is it right for that part of town and most importantly, does it make life better for people?"*

7.20. To implement the SBTP, a partnership consisting of Shropshire Council, Shrewsbury Town Council, and Shrewsbury Business Improvement District (BID) alongside a private sector chair was established. This partnership has successfully influenced development in the town and delivered a number of projects in its own. This partnership is often recognised nationally for its collaboration and impact.

7.21. This Design Code would be a vital tool to support the delivery of the Shrewsbury Big Town Plan and associated Shrewsbury Movement and Public Space Strategy. It will also create a longer-term legacy for the SBTP and its four key themes of rethinking movement and place; supporting, creating and nurturing vitality, life and a mix of uses; creating a place for enterprise; and nurturing natural Shrewsbury.

7.22. The Draft Design Code can also be used in support of an investment prospectus for the area, which represents an opportunity to promote the kind of high-quality investment and new development that the town aspires to deliver, showing both residents and businesses the importance that is placed on design and great place making.

7.23. Shropshire Council has worked with the SBTP Partnership and key stakeholders within the town to prepare the Draft Design Code, and its progression towards formal adoption is supported by them. The next stage is, subject to approval, a public consultation led by Shropshire Council and supported by the SBTP Partnership.

Production of the Draft Design Code

7.24. The Draft Design Code was initially produced as part of the national Design Code Pathfinder Programme that took place during 2023/24, funded by the Ministry of Housing, Communities and Local Government (MHCLG); with Shropshire Council one of twenty-five Local Authorities who participated in this programme.

7.25. As such, the scope of this Draft Design Code was informed by the guidance provided within this Programme. This included the need to define the relevant geography as an area less than the entirety of Shrewsbury and that the process undertaken should enable the document to be adopted as a material consideration in planning terms.

7.26. Two 'development workshops' took place during the Pathfinder Programme (in late 2023) with representatives from local agents, property developers, Shrewsbury Civic Society, accessibility groups, local businesses, Shropshire Council, Shrewsbury Town Council, and Shrewsbury BID in attendance. These workshops informed the content of the Draft Design Code.

7.27. In addition, a Commonplace site was developed Community Forum - Shrewsbury Design Code - Commonplace to engage with the public and harness their ideas. Over 480 people completed the wider area survey and 559 comments and reactions on the interactive map were provided within the online forum. This engagement has also informed the content of the Draft Design Code.

Smithfield Riverside Redevelopment Project

7.28. It is noted that while this Draft Design Code has not yet been formally adopted, the Smithfield Riverside Redevelopment Project (on the site of the Riverside Shopping Centre in Shrewsbury) sought to create a Design Code to support its outline planning permission that was granted on 22 April 2025 (24/04476/EIA), utilising the information in the draft Design Code to set out parameters for development and ensuring the 8 areas were referenced. The Planning Agent, and the associated Design Team and Development Manager also undertook a Design Review by Design Midlands and extensive public engagement to ensure that good quality design and placemaking are key attributes of this scheme.

Consultation and Engagement

7.29. The purpose of this report is to present the Draft Design Code to Cabinet and and to seek approval to undertake a minimum of six week public consultation on the document commencing in October 2025, in order to seek the views of all interested parties.

7.30. Subject to approval, the following activity is planned as part of the consultation process:

- The use of social media channels and issuing of a press release to promote the consultation.
- Issuing notification of the consultation to all parties registered on the Local Plan Consultation Database.
- Documents made available on the Council website.

- An online website presence set up in support of the consultation, as previous SBTP-led consultations have used, to provide uniformity to the process, taking advantage of SBTP brand awareness and its ability to target previous participants of consultations to engage with this consultation.
- Engagement with Shrewsbury Big Town Partners and key stakeholder organisations such as Historic England, Shrewsbury Civic Society and accessibility groups
- A further workshop with key stakeholders who were initially engaged in 2023 to encourage them to contribute to the consultation.
- Hard copies of each draft SPD made available in the Guildhall and libraries across Shropshire.

7.31. The consultation would comply with Shropshire Council's Statement of Community Involvement.

8. Additional Information

8.1. Subject to the outcome of this consultation and any amendments that are required as a consequence, the intention would be to bring the draft Design Code back to Cabinet to seek approval to 'adopt' it in early 2026.

8.2. If adopted, this Design Code would support the understanding and application of policies in the adopted Development Plan and form a material consideration in the determination of planning applications.

How the Design Code will be Used

8.3. The aim of the Draft Design Code is to provide guidance to support the understanding and application of policies in the adopted Development Plan. It will provide residents, businesses, agents, and other organisations with information on how relevant planning proposals relating to new development will be assessed.

8.4. Once adopted, the Draft Design Code would be used by Shropshire Council as a material consideration when determining planning applications relating to development taking place with the Shrewsbury town centre.

8.5. Shrewsbury Town Council intend to utilise the Design Code to support their Local Planning Committee in responding to planning applications as a consultee.

9. Conclusions

9.1. Shrewsbury town centre is unique. Recognising this, a Design Code is being progressed. This Design Code would provide guidance to support the understanding and application of policies in the adopted Development Plan, within the town centre.

9.2. The Design Code would provide clear and consistent advice and assist businesses and agents in the submission of relevant planning applications, and the Council when determining relevant planning applications.

9.3. The consultation process will ensure that engagement takes place with a wide range of stakeholders and the public, enabling commentary on the consultation draft of the Design Guide, and ensuring that the final version takes account of any material issues raised.

9.4. Subject to this process, the intention would be to bring the Draft Design Code back to Cabinet to seek approval to 'adopt' it in early 2026.

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

Shropshire Council Core Strategy 2006-2026 –
https://www.shropshire.gov.uk/media/8534/core-strategy.pdf

Shropshire Council SAMDev Plan 2006-2026 –
https://www.shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf

Shrewsbury Big Town Plan –
Link

Shrewsbury Movement and Public Space Strategy –
06042+-+Shrewsbury+Movement+and+Public+Realm+Strategy_V27+-+Digital.pdf

Local Member:	Cllr Alex Wagner Cllr David Vasmer Cllr Alan Mosley Cllr Jamie Daniels Cllr Julian Dean

Appendices

Appendix 1: Draft Shrewsbury Town Centre Design Code.

Appendix 2: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Draft Shrewsbury Town Centre Design Code.

Shrewsbury Town Centre Design Code



SHREWSBURY
BIG TOWN PLAN

Shropshire Council

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Version: 1
Date: 14 August 2025
Comment: Draft Report

This document has been prepared and checked in accordance with ISO 9001:2015

Introduction

This Design Code sets out an aspiration for high quality design throughout Shrewsbury town centre, establishing a new standard for placemaking.

It provides overarching design and place-making coding for new development (new buildings and spaces) in Shrewsbury town centre thereby supporting the understanding and application of design policies in the adopted Development Plan for Shropshire. Its primary purpose is to ensure that new development respects and enhances local character, whilst setting a benchmark for design quality and place-making.

The National Design Guide

The National Planning Policy Framework (NPPF) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide and National Model Design Code were published to set a national framework for the delivery of high quality design in new developments across the country.

The underlying purpose of these documents is to enhance design quality and the quality of new development at all scales in order to create well designed and well-built places that benefit people and communities.

They help local planning authorities and communities decide what good quality design looks like in their area based on the local aspirations for how it should develop.

This Design Code has been prepared to align with the ten characteristics of well-designed places, as set out by The National Design Guide and National Model Design Code (NMDC).

Purpose of the Design Code

The Design Code sets out the aspiration for design quality and place-making throughout Shrewsbury town centre. In this way it provides a clear framework for both designers and decision makers, to shape the high quality design of new development within the town centre.

It will be used as a tool by the local planning authority to determine planning applications within Shrewsbury town centre - supporting the understanding and application of design policies in the adopted Development Plan for Shropshire in this area. Applicants and their designers will need to demonstrate compliance with this document when proposing new development in Shrewsbury town centre.

Where the Code applies

This Design Code applies throughout Shrewsbury town centre as defined in The Big Town Plan.

It is also responsive to the 6 character areas of the town centre defined by The Big Town Plan, as set out on the diagram opposite.

Shrewsbury Town Centre Design Code

KEY

- Northern Corridor
- Riverside & Frankwell
- Historic Quarter
- Station Quarter
- The West End
- Abbey Foregate



Figure 1 Shrewsbury town centre character areas as defined in the Big Town Plan.

Who is the Design Code for?

The Design Code will inform and guide the design and place-making of all new development within Shrewsbury town centre. It is therefore intended to be read by a wide range of stakeholders. The main groups can be set out as:

Applicants

The Design Code is intended to give all those applying for planning consent (whether planner, architect, designer, developer or landowner) for new development within Shrewsbury town centre with clear standards for design and place-making expectations thereby supporting their understanding of design policies in the adopted Development Plan for Shropshire. It will also provide a 'common language' and understanding for what is required and the level of expectation when proposing new development in Shrewsbury town centre.

Planning Officers

The Design Code will be a 'tool' used by Shropshire Council planning officers during pre-application and planning application processes, supporting the review of the design and place-making credentials of proposed new development in Shrewsbury town centre. In this way it supports the application of design policies in the adopted Development Plan for Shropshire and helps ensure consistent design advice is provided throughout the planning process.

Planning Committee

As a material planning consideration, the Design Code will also be used by Shropshire planning committees when undertaking decision making on planning applications in Shrewsbury town centre.

Residents and Stakeholders

The Design Code forms part of the framework to achieve high quality design and effective place-making in Shrewsbury town centre. As such, it will provide town centre residents and other stakeholders with greater certainty on the design standards new development should meet.

For Investors

The Design Code can also be used as a marketing tool, communicating future aspirations for design quality within the town centre and how important sense of place, the environment and sustainability are to the Council, its partners, stakeholders and the community.

Using this Design Code

The intention of the Design Code is to deliver an easy to use set of design standards for new development in Shrewsbury town centre.

These design standards support the understanding and application of the wider design policies in the adopted Development Plan for Shropshire.

Shrewsbury Town Centre Design Code

Understanding Shrewsbury Town Centre's Character

The Design Code first sets out the key characteristics which define Shrewsbury's distinctive town centre and as such should inform the design of new development within it.

Design Code

The Design Code then identifies a series of 'themes'. Each theme has an Expected Design Outcome providing a clear description of what the Council is trying to achieve through the coding.

Each theme also provides coding to support the understanding and application of design policies in the adopted Development Plan for Shropshire within Shrewsbury town centre. Applicants and developers are expected to consider these standards from initial deliberation, through to project design, during the planning application process, and throughout construction.

As such, planning applications for new development within Shrewsbury town centre should be supported by a completed **Design Code Checklist.**

Design Code Checklist

This Design Code includes a self-assessment checklist, which supports applicants and planning officers when considering the design and place-making credentials of proposed new development in Shrewsbury town centre.

As such it should be completed and submitted alongside a planning application, thereby streamlining the decision making process.

Comply or Justify

The requirements set out within this Design Code have been developed under the principle of "comply or justify".

This means there is a general expectation that the preparation of development proposals for Shrewsbury town centre will follow the guidance standards as set out within this document. In doing so, such proposals are more likely to proceed through the planning process more quickly and successfully.

Where such a proposal departs from any of the code, a thorough justification should be provided, detailing reasons for the alternative approach. In doing so, reference will be made to how it responds to the character of Shrewsbury town centre and each of the design code 'themes'.

Compliance or justification of an alternative approach should be documented within the **Design Code Checklist.**

The intention of this approach is not to stifle creativity, which is actively encouraged and facilitated by this Design Code. Rather it is to ensure that new development in Shrewsbury town centre positively responds to its unique characteristics, achieves a high-quality design and supports place-making – in accordance with the policies of the adopted Development Plan.

As a result, failure to pay due regard to this Design Code may result in a planning application being refused on design grounds.

Shrewsbury Town Centre Design Code

Planning and Background Context

National Level

The National Planning Policy Framework (NPPF) requires local planning authorities to prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code. These documents should reflect local character, design preferences, and provide a framework for creating beautiful and distinctive places.

According to the NPPF, a Design Code is 'a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area'.

An emphasis on good design is embedded in the planning process, and the National Design Guide and National Model Design Code provide planning guidance for beautiful, enduring, successful places.

The National Design Guide and National Model Design Code set out 10 characteristics of well-designed places (as detailed below); provide definitions and good practice examples of design considerations and explain that specific, detailed and measurable criteria for good design are most appropriately set out at the local level through local design policies, design guides, or design codes.



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Local Level

This Design Code supports the understanding and application of design policies in the adopted Development Plan.

The adopted Development Plan for Shropshire consists of:

- The adopted Local Plan which collectively covers the period 2006-2026 and comprises:
  - The Core Strategy (2011) which sets out the vision, strategic objectives, broad spatial strategy, and strategic policies.
  - The Site Allocations and Management of Development (SAMDev) Plan (2015) which provides detailed 'development management' and 'settlement' policies to guide future development and identifies allocations.
- 'Made' Neighbourhood Development Plans:
  - Currently nine made Neighbourhood Plans and several more in preparation.

Importantly, the adopted Local Plan will remain part of the Development Plan until a new Local Plan is adopted.

Policies CS2 of the Core Strategy and S16.1 of the SAMDev Plan collectively establish the development strategy for Shrewsbury.

These polices ensure a comprehensive and co-ordinated approach is pursued to the planning and development of Shrewsbury, including its town centre. The objectives of the "Big Town Plan" and its associated masterplan documents also align with this development strategy.

Policies CS6 of the Core Strategy and MD2 of the SAMDev Plan specifically address Sustainable Design Principles:

CS6: Sustainable Design & Development Principles

Establishes the expectation that to create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change.

Shrewsbury Town Centre Design Code

MD2: Sustainable Design

Requires development to:

- Contribute to and respect locally distinctive or valued character and existing amenity values by:

i. 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

ii. 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

iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and

iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.

- 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.

- 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.

Other Design-related documents that provide background information and requirements for development in Shrewsbury town centre are:

A. Shrewsbury Big Town Plan Spatial Development Framework (SDF) 2018
B. Shrewsbury Big Town Plan Masterplan Vision (2020)
C. Smithfield Riverside Development Framework (2022)
D. West Midlands Design Charter (2020)
E. Shrewsbury Movement and Public Space Strategy (2024)
F. Shropshire Climate Change Strategy (2020) and Action Plan (2020)
G. Shropshire Green Infrastructure Strategy (2020)

Design Vision

"Higgledy-piggledy streets with names you want to say out loud- Grope Lane, Wyle Cop. A river that scoops up the town in a perfect loop. Wonky buildings left right and centre. 14th century graffiti. Three million blooms in a quarry. Shops you've never seen or heard of in your life.
You can't copy Shrewsbury."

A Shrewsbury Story, Shrewsbury BID

Rooted in heritage, sights set firmly on the future, a one-off town.

From its beginnings as a defended settlement and trading town within the loop of the River Severn, Shrewsbury has evolved to become an attractive place to live, work and enjoy. Whilst this town has always brought people together, its intricate network of medieval streets and spaces offer intrigue around every corner as well as featuring a unique blend of building styles that together create an unrivalled sense of place.

This Design Code sets out how design can contribute to the delivery of an equitable, sustainable, and beautiful town centre. Design in Shrewsbury town centre should be approached positively, focused around delivering a great place to live, visit and work. Design in Shrewsbury town centre should be:

- Characterful
- Healthy
- Connected
- Green
- Varied
- Sustainable
- Engaged

Shrewsbury Town Centre Design Code



Figure 2 Visual representation of the Design Vision for Shrewsbury town centre.

Shrewsbury Town Centre Design Code

Understanding Shrewsbury Town Centre's Character

The following section sets out the key characteristics which define this distinctive town centre. A Design Code on how to address these characteristics is set out in the rest of this document.

Key Characteristic:

1. Landform and topography

Dramatically nestled within a loop of the River Severn, the town centre rises to form two hills, which historically made it an excellent place to build a defensible settlement site on the English/ Welsh border. Its town walls and selected access points across the river enclose a tight medieval pattern of streets and spaces, that have largely remained intact. Shrewsbury's skyline is highly visible with spires acting like beacons due to these important buildings being erected on high points within the river loop and are often revealed when moving around the town.

2. Strong Relationship to the River Severn

Shrewsbury is almost wholly encircled by the River Severn creating a unique and defining characteristic of the town centre. The original settlement grew from establishing fordable river crossings and later bridges, which provided opportunities for defence and trade on the borders of Wales. The significance of the English and Welsh Bridges, with the latter replacing the former St George's Bridge to its north, are apparent today. Whilst the river is significant in shaping the town centre, it also floods and has had an impact on lower lying areas in Riverside and Frankwell. Consequently, there is a need to create a positive relationship with the river balanced against the potential impacts of future climate change.



Figure 3 View down Wyle Cop showing historic development responding to landform.



Figure 4 View of the River Severn from the Quarry illustrating its direct relationship with the town facilitating access and movement.

3. Fine urban grain

The structure of the town centre is based on a dense medieval street pattern that, with its fine urban grain, is reflected in the extensive network of historic streets which feature a variety of buildings on long, narrow "Burgage" plots. These form almost continuous frontages. This is further complemented by a series of narrow passageways or 'Shuts' offering alternative access for pedestrians to places hidden from immediate view, creating a sense of drama and discovery. Whilst the fine urban grain remains largely intact across the town centre, there are areas where it has been lost or never developed, such as Riverside.

4. A 'Green' town

Whilst the local community value the numerous open spaces that contribute greatly to the overall perception of Shrewsbury as being a 'green town' there are two significant areas of parkland used primarily for recreation and leisure. These are the Quarry and Frankwell fields, both of which are adjacent to the River Severn and feature extensive tree cover, with the Quarry offering a more structured and formal arrangement of planting reflecting its status as a Historic Park and Garden. Within the remainder of the town, green infrastructure is limited to street trees and smaller open spaces, but is further emphasised by the array of formal planters and hanging baskets reflecting the town's reputation as a "Town of flowers".



Figure 5 View down High Street showing a dense urban grain.



Figure 6 Small pocket green spaces are found in the town centre.

Shrewsbury Town Centre Design Code

5. A network of public spaces

Public space within the town centre is typically well defined, enclosed and located on key streets. The principal hard paved space is The Square. Shrewsbury's town centre public spaces are often directly related to landmark buildings. These spaces provide opportunities for trees and planting. Internal private courtyards are also a feature of the urban form.

6. Human scale

Whilst Shrewsbury's buildings typically offer a continuous and active frontage, their height is of a modest scale, between 2-4 storeys. This human scale provides a level of enclosure to the street without being overbearing and makes it possible to see decoration and detail. Where there are taller buildings or where parts of a building's structure extends upwards beyond the roofline (such as a steeple or tower) they have become established landmarks in Shrewsbury town centre's distinctive skyline.



Figure 7 The Square a key public space.



Figure 8 Human scale buildings - High Street and Milk Street.

7. Celebration of Landmark Buildings

The range and diversity of Shrewsbury's buildings, some part hidden behind later frontages, has created a rich tapestry of defined, revealed, sequential or glimpsed views. This heightens the sense of drama and discovery on moving around the town centre. Many of these buildings have become local landmarks providing important reference points for wayfinding and navigation as well as a creating a defining character and sense of place.

8. Variety and Contrast

The diversity of building types, architectural style, materials, scale and massing has created a rich variety of form, contrast and decoration within the town centre, ranging from medieval timber framed, through to Georgian, Victorian and 20th century architecture. Despite variety and contrast being a feature of many streets, the most successful are those characterised by a degree of cohesion through regularity of plot widths or materials.



Figure 9 View down Claremont Hill with St Mary's Church spire.



Figure 10 Variety of buildings along High Street.

Shrewsbury Town Centre Design Code

9. Verticality

The fine urban grain typically creates a regular vertical rhythm of elements along the street, that is often expressed by the change from one building to another on narrow plots. The vertical characteristics are also reinforced by the regular positioning of windows and doors, as well as dormers, generally aligned to emphasise the height of the building rather than its width along the street. Many contemporary buildings within Shrewsbury town centre have found creative ways to preserve this vertical characteristic, through dividing elevations into vertical segments, despite occupying modern floor plates.

10. Varied roofscape

Shrewsbury town centre's skyline is an important characteristic emphasised by the underlying topography. The assorted roof forms, which are primarily pitched, have in places created a cascade of varying ridge lines, gables, chimneys and dormers, complemented by brick parapets and cornices of later Georgian buildings. This has led to the creation of distinctive and dramatic views of the town with the variety of built form adding another layer of richness at a distance, that is not always apparent at street level.



Figure 11 Verticality expressed across the building facades, St John's Hill.



Figure 12 View of Shrewsbury's roofscape with St Alkmund's Church spire and St Julian tower.

11. Definition of the Base, Middle and Top

Many buildings within the historic town centre have distinct definition between their base, middle and top. This is expressed through architectural detailing, material changes and/or massing articulation.

12. Intricate patterning and detailing

The buildings across Shrewsbury town centre are rich in architectural details and pattern. Timber framed buildings feature the unique style of the 'Shrewsbury School of Carpentry' and stone buildings feature decorative pediments and cornices which also provide accents for historic brick buildings. The patterns featured on these buildings are typically carved or are manufactured locally and continue to be a source of inspiration for detailing modern contributions to the townscape.

Standards for how proposals should appropriately respond to these characteristics are set out in themes covered in the next section.



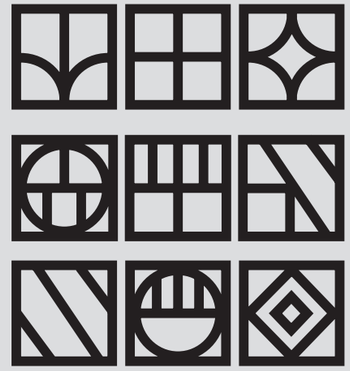








Figure 13 A collage of photographs and graphics presenting patterns and detailing on Shrewsbury's buildings.



Design Code

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Movement

Expected Design Outcome:

A town centre where vehicular traffic has been significantly reduced and the focus of streets is on walking, cycling and place.

The adopted Shrewsbury Movement and Public Space Strategy (2024) provides detailed guidance on movement and the design of streets in Shrewsbury Town Centre.

Streets

Consistent with the Chartered Institution of Highways and Transportation (CIHT) guidance for creating inclusive and accessible streets, the aspiration is that all streets in the town centre align with one of the following typologies:

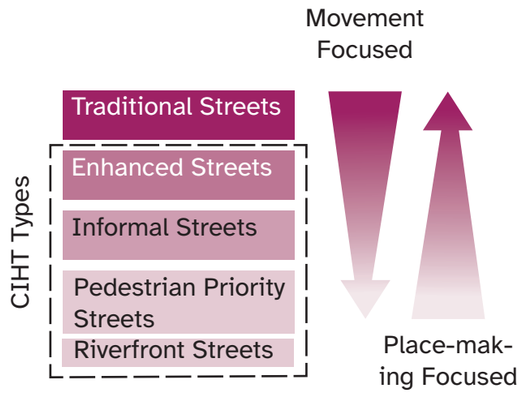
1. Enhanced Streets
2. Informal Streets
3. Pedestrian Priority Streets
4. Riverfront Street

Aligning existing streets with one of these street typologies will be supported by the implementation of the Shrewsbury Movement and Public Space Strategy. It is acknowledged that in the meantime there will remain some 'traditional' streets which follow a conventional design, often prioritising the car.

A useful way of thinking about streets is placing them in a hierarchy, considering first their ability to contribute to place-making, followed by their movement characteristics.

These factors have informed the street typologies envisaged in Shrewsbury town centre, reflecting the differing roles streets have across the town centre.

The following pages outline the key design considerations for each street type and applicants are advised to carefully consider the types of street they are addressing and/ or creating within their development.



M01 Streets

A. Applicants should establish street type(s) their proposal interfaces with and then demonstrate how their proposals respond to the design considerations for such street type(s), as set out in this section. This can be informed by the pre-application process.

B. Where applicants are proposing new streets within or around their proposal, they should clearly evidence the street type(s) proposed and the reasoning for their inclusion prior to agreeing these with the Council.

C. Where no new streets are proposed, applicants should consider the street they adjoin/ face onto and how their development should address them to support its place-making and movement function.

Future Street Typologies

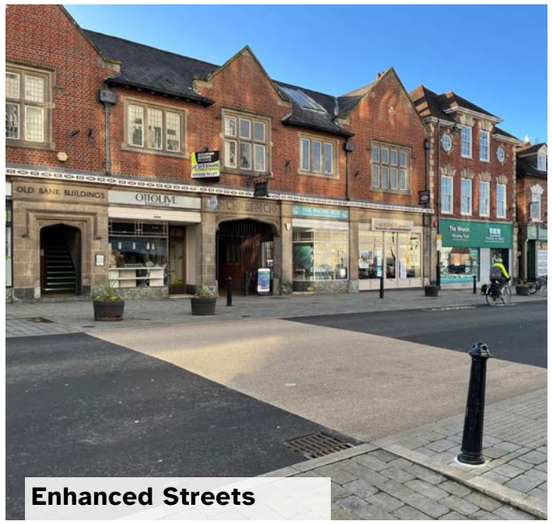


Figure 14 Enhanced Streets are streets where the public realm has been improved and restrictions on pedestrian movement (e.g. guardrails etc) have been removed but conventional traffic controls largely remain.



Figure 15 Informal Streets accommodate traffic, but at slower speeds, and offer increased space for pedestrians and cyclists. Formal traffic controls are absent or reduced. There is a footway and carriageway, but typically there is less differentiation between them such that it is typically less than in a conventional street.



Figure 16 Pedestrian Priority Streets are where pedestrians feel able to move freely and safely anywhere, such that they feel a guest. These streets will typically feature seating and planting with spill out space from the building edge.



Figure 17 Riverfront Streets are Pedestrian Priority Streets but they are located on the riverfront edge, and have different place-making priorities associated with the river.

Enhanced Streets

Role: A movement priority street with public realm enhancement.



Figure 18 A typical section of an enhanced street.

M02.1 Enhanced Streets design considerations:

A. The focus of the street should be on accommodating a good balance between pedestrians, cyclists and vehicles.

B. Separation between pedestrians and cyclists using guidance from LTN 1/20, buff colours should be used for cycle ways.

C. Adequate lighting to allow safe vehicular, pedestrian and cycle movement.

D. Bus stands, bins, seating and other street furniture to be accommodated carefully to avoid clutter.

E. The use of highway barriers should be minimised and used only where absolutely necessary.

F. Streets provide important opportunities for green connectivity and enhancement of Shrewsbury's Green Infrastructure network. To achieve this, landscape features (planting, street trees, SuDs, green walls / façades) should be considered along primary routes in support of Shrewsbury's character as a 'Green Town' - refer to N01 Green Infrastructure

Informal Streets

Role: A balance between movement and place function.

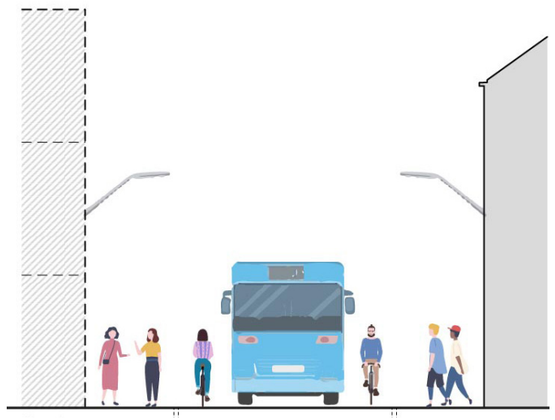


Figure 19 A typical section of a informal street.

M02.2 Informal streets design considerations:

A. These streets accommodate moderate levels of traffic at slow speeds.

B. They are often bus corridors and should be designed to facilitate safe and efficient bus, cycle and pedestrian movement.

C. Informal streets have good levels of pedestrian and cycle movement, often to allow access to local businesses and so achieving a high quality pedestrian and cycling experience should be a priority.

D. On street parking should be for disabled use only.

E. Street lighting should be designed to reflect local character and, where possible, be mounted to buildings.

F. Servicing of businesses and residents streets should be carefully considered and effectively managed.

G. Where possible SuDS should be incorporated within the street scene.

Pedestrian Priority Streets

Role: Priority on place and people rather than movement.

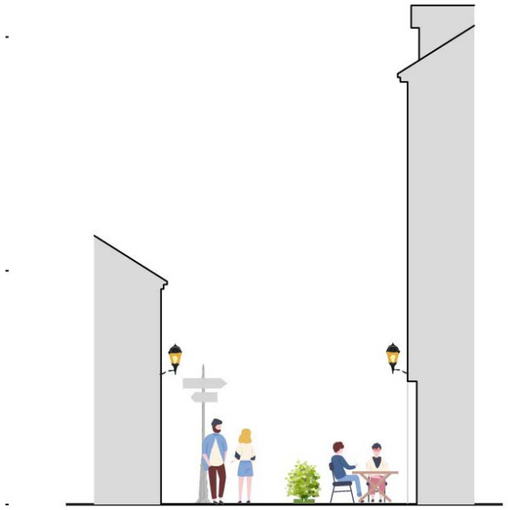


Figure 20 A typical section of a Pedestrian Priority Street.

M03.3 Pedestrian Priority Streets design considerations:

A. These streets are designed primarily for the pedestrian to deliver a pleasant, safe and legible experience for all such users.

B. Streets can be made available for service and other priority access vehicles but only for limited periods during the day.

C. Sufficient protection at entrances to the street should be considered through careful landscaping, however the use of large areas of bollards should be avoided.

D. Fixed and movable seating should be incorporated into the street. Planters offer value but ideally should be integrated into the seating, to reduce clutter.

E. Wayfinding and interpretation should be carefully incorporated at key junctions and entrances, being careful to avoid clutter.

F. Appropriate species of street trees should be integrated to enhance the streetscape and provide shade for pedestrians where space and other constraints allow.

Riverfront Streets

Role: Priority on place and people rather than movement and defined by its relationship to River Severn.



Figure 21 A typical section of a riverfront street.

M04.1 Riverfront Streets design considerations:

A. The focus of the street should be on the pedestrian and cyclist experience.

B. Careful consideration should be given to the safety of people near the river through the design of the public realm and considered alongside flooding constraints.

C. Opportunities to step down to the river using enhanced landscaping, pontoons or terracing should be prioritised.

D. Where necessary for servicing or access, vehicular movement should be controlled and limited at certain times to promote pedestrian safety.

E. Where possible, landscape features should be incorporated into the street scene, suitable for its context, to enhance GI.

F. Maximise opportunities to provide places to sit and dwell and to accommodate spill-out space from cafés and bars bringing activity to the street.

G. Low level accent lighting and task lighting should be prioritised over highways lighting.

Active Travel

The overall vision is for a healthy and active town centre where walking and cycling are the first choice for movement. It is anticipated that this can be promoted through the design and layout of any new development.

Shrewsbury will follow an active travel first approach to movement, prioritising active and sustainable movement over the use of the private car. The following Movement Hierarchy underpins the approach to movement and access in Shrewsbury.



Figure 22 Opportunities to design in landscape to segregated cycle lanes should be promoted wherever possible.

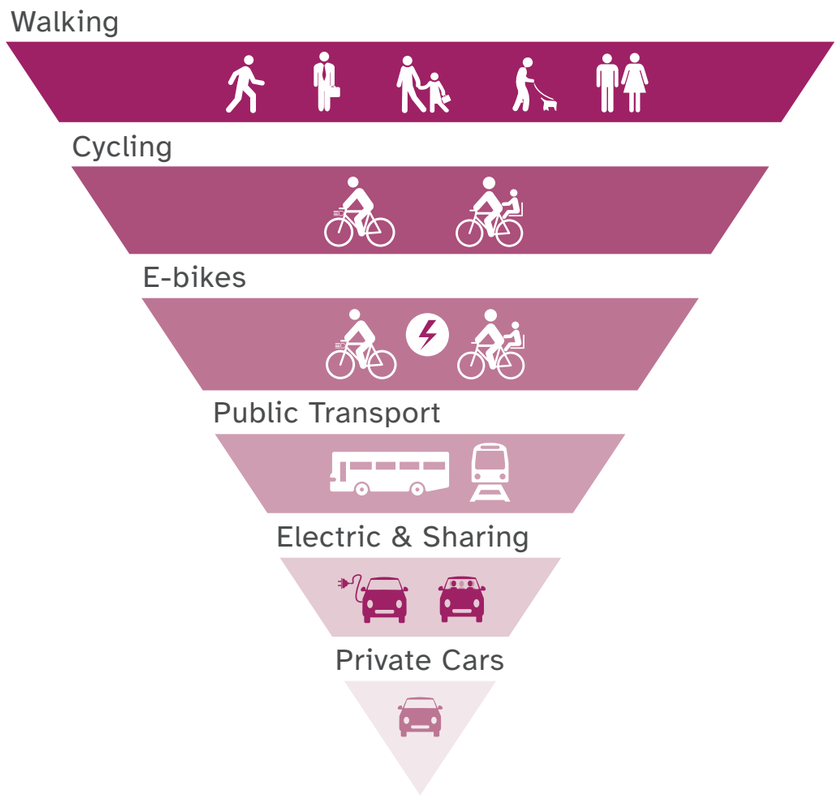


Figure 23 The Shrewsbury Movement Hierarchy.

M02 Active Travel

A. Applications should clearly outline how they respond to figure 23 the Shrewsbury Movement Hierarchy, defining how they prioritise and facilitate active travel over the use of the private car.

B. New development should actively promote pedestrian and cycle movement by contributing to the creation of direct pedestrian and cycle routes which benefit from natural surveillance.

C. Streets should be designed to be inclusive and cater to the needs of all users as far as possible considering the needs that may relate to disability, age, gender and maternity.

D. Junctions should be designed in accordance with Manual for Streets to be safe, convenient, and attractive for all users and aligned with desire lines.

E. Any cycle stands proposed on street or in the public realm should not obstruct people movement or contribute to cluttering of streets. Visitor cycle parking associated with a building should be located as close as possible to the main entrance, without obstructing movement.

F. Pedestrian crossings should retain a sense of ownership, be located on desire lines, avoid unnecessary clutter and be single stage where possible.

G. Private cycle parking/storage should be integrated into the design of buildings, where possible. Where it is not, storage areas should be covered, secure and within close proximity to the building entrance and within the plot curtilage.

H. Both cycle store and individual bike stands should be lockable.

I. Structures associated with active travel, like cycle shelters, should consider including green roofs or façades to enhance Shrewsbury's green infrastructure and biodiversity. Refer to N02 Green Roofs and Walls.



Figure 24 Covered and secured cycle parking located in close proximity to the building.



Figure 25 New development should actively promote pedestrian and cycle movement.

Parking

Parking can have a significant impact on the function and appearance of a development proposal. The aspiration for Shrewsbury town centre, is to deliver a modal shift in behaviour, resulting in less need for high levels of car parking in the future. This section outlines the best possible way to integrate required car parking (proposed or re-designed existing), into development proposals for new buildings or spaces.

Typical parking typologies appropriate for Shrewsbury town centre are outlined on the following page.

M03 Parking

A. Car Parking should be designed to be safe, attractive to use and in convenient locations.

B. The location of car parking should be carefully considered to ensure it does not detract from the appearance of buildings and spaces, limit active frontages, or disrupt access to the ground floor.

C. Car parking areas should carefully consider surface treatment and, where possible, incorporate permeable materials.

D. EV charging points should be located across the town centre in accessible locations to promote the use of electric cars. EV charging points should be designed into the public realm, be visible but sensitive to local character, and not obstruct people movement or contribute to cluttering of streets.

E. Design should have minimal impact on the townscape. The use of car clubs is encouraged to reduce parking requirements related to new development.

F. Disabled and car club parking spaces should be prioritised and co-located with entrances.



Figure 26 Courtyard parking arrangements.

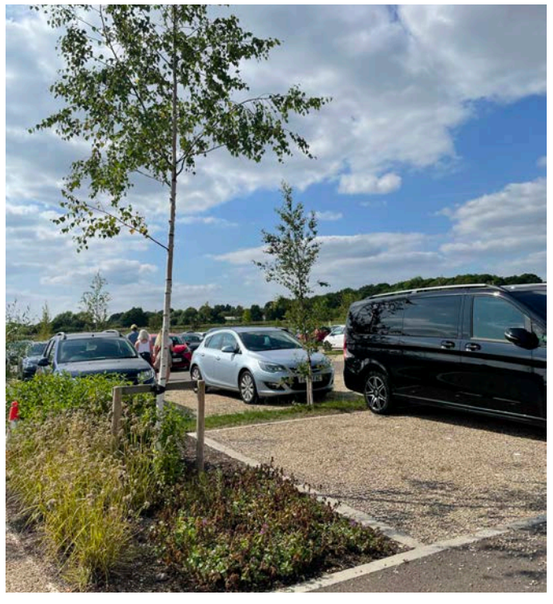


Figure 27 Surface car parking incorporating high quality landscape and SuDS.

G. Large areas of car parking (over 10 spaces) should incorporate both edge and internal landscaping features (including SuDs) and provide clear pedestrian routes to support integration into the townscape.

Courtyard parking

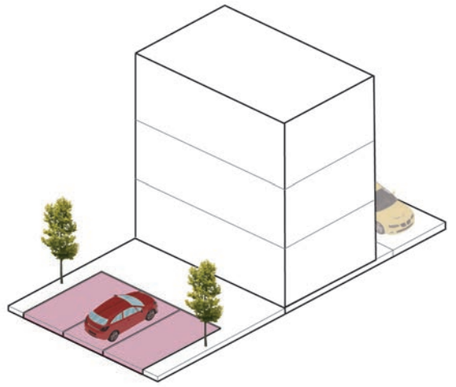


Figure 28 Courtyard parking.

M03.1 Courtyard Parking

A. Courtyard parking may be appropriate to serve groups of businesses and homes for residents or visitors where no allocated bays.

B. Should be located within blocks overlooked by buildings.

C. Should be limited in scale and arranged in clusters.

D. Should be well lit and designed to provide safe access and egress for people as well as cars.

E. Landscaping and walking routes should be used to frame and mitigate the visual impact of parking.

F. The use of appropriate species of trees is encouraged where constraints allow. This may entail use of specialist tree pits, appropriate surrounding surfaces and irrigation systems to ensure survival of the planted trees to maturity.

Basement & Undercroft Parking

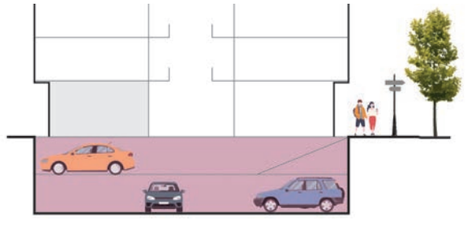


Figure 29 Basement parking.



Figure 30 Undercroft parking.

M03.2 Basement & Undercroft Parking

A. Basement and undercroft parking is appropriate in larger mixed use and residential blocks.

B. Can provide residential and non residential parking, including visitor parking.

C. Should be incorporated into the design of the building to allow for safe access and egress for people as well as cars.

Surface parking

Car parks over 20 spaces.

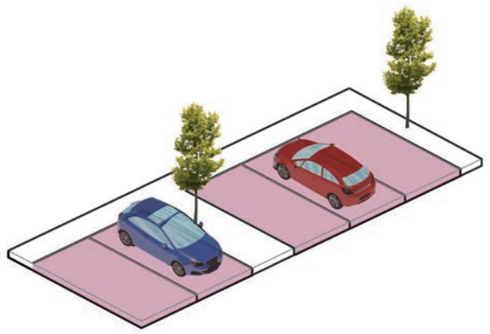


Figure 31 Surface parking.

M03.3 Surface Parking:

A. Proposals for new large areas of surface parking should be avoided and are not considered appropriate within the immediate town centre area.

B. In the limited circumstances where such parking is appropriate, it will be to support proposals for new retail or commercial (including leisure) development and will need to be fully justified through the application process.

C. Where areas of new surface-level parking are necessary, they should be of the minimum size and plot needed, and be located towards the rear of the development plot or block and away from the main street frontage to allow for an active frontage.

D. Planting, including a grid of trees between bays, is also encouraged. This may entail use of specialist tree pits, appropriate surrounding surfaces and irrigation systems to ensure survival of the planted trees to maturity

E. Short-term visitor parking may be positioned on-street or close to building frontages.

On Street parking

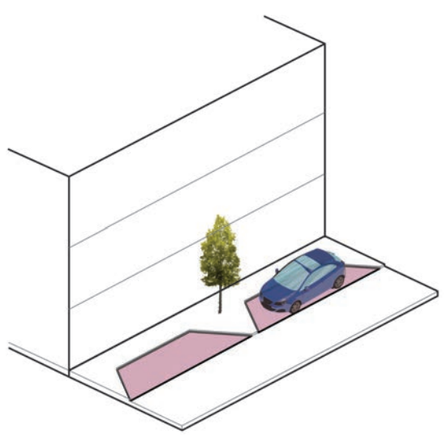


Figure 32 On street parking.

M03.4 On Street Parking

A. Where car parking is provided on street, it should be broken up into groups of a maximum of three bays separated by build outs which provide opportunities for pedestrians to cross and for landscaping, ensuring good visibility of the street.

B. New on street parking should be for Blue Badge parking only.

C. Adequate areas for drop off, deliveries and servicing should be provided on street and be located close to entrances and away from key pedestrian desire lines. It should incorporate appropriate landscaping to mitigate its visual impact.

Shrewsbury Town Centre Design Code

Servicing, utilities, refuse and recycling collection

M04 Servicing, utilities, refuse and recycling collection

A. New development should integrate the requirements of utility providers, refuse collection and emergency access without compromising the quality of place by obstruction of movement or visual intrusion.

B. All new development needs to be accessible to emergency vehicles. Sites with limited vehicular access points need to ensure that ambulances and fire tenders can gain access if one of the roads is blocked.

C. New utilities should be aligned in shared ducts where possible to minimise disruption and ease of maintenance, as well as reduce conflict with roots of new or existing street trees.

D. New utilities should be coordinated to facilitate new street tree planting and not be used as a reason to avoid their inclusion.



Figure 33 An example of on street servicing to plots without compromising quality of place



Figure 34 An example of retaining vehicular access and for servicing and emergency use without compromising quality of place

Nature and Green Infrastructure

Expected Design Outcome:

A ‘green’ town centre that maximises the potential for health and wellbeing, biodiversity and climate resilience through the design of new and improvements of existing green infrastructure.

E. Opportunities for play, recreation and exercise should be incorporated where possible. Consider formal, informal, natural, linear, inclusive and accessible spaces and features that support these principles.

Green Infrastructure

N01 Green Infrastructure

A. All planning applications for new development should demonstrate how they respect and enhance the town centre’s green infrastructure, positively responding to Key Characteristic 4 ‘A Green Town Centre’, supporting the delivery of new green spaces, whether on plot or beyond and increase access to nature.

B. Proposed new open spaces should demonstrate how they respond to Key Characteristic 5 ‘A network of public spaces’ through their design and implementation.

C. All open space that interfaces with the river should demonstrate how it responds to Key Characteristic 2 ‘Relationship to the River Severn’, promoting a positive relationship with the river through its design and implementation and accord with the principles set out in the latest River Severn Shrewsbury Safety Review.

D. Green Infrastructure proposals should align with Natural England’s 15 Green Infrastructure principles and relevant priorities and measures in the Shropshire Green Infrastructure Strategy and Nature Recovery Strategy. Relevant wider stakeholder initiatives and community consultation should also be considered.



Figure 35 The Quarry contributes to the ‘Green’ town character.



Figure 36 Open space that interfaces with the river should be designed to promote a positive relationship with the water’s edge.

F. New and adapted open spaces should:

i. Be accessible and inclusive.
ii. Be well lit for safety and security but avoid light spillage that causes nuisance and harms wildlife.
iii. Be located so that they are overlooked by surrounding buildings, streets and public spaces.
iv. Offer places to sit at appropriate intervals to aid inclusive access along their length.
v. Consider the opportunity of community growing projects for food production, learning and community engagement on large developments.
vi. Provide access points and paths that are conveniently located on desire lines for walking and cycling.
vii. Consider opportunities to incorporate play. Sufficient space should be provided to avoid conflict with other uses.
viii. Be designed to take account of maintenance and adoption requirements.
ix. Include areas that are nature-rich to support local biodiversity.



Figure 37 High quality seating within landscape.



Figure 38 Community growing project.

G. Green Infrastructure should be central to the design of the proposals, ensuring permeability of the site for wildlife and people and creating a varied multi-functional network of spaces and uses.

i. Ensure the design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness.
ii. GI must be informed by existing features on site or wider networks. Avoid loss, fragmentation, severance, or other negative impact on the function of existing Green Infrastructure. Provide appropriate mitigation if required.
iii. Incorporate sustainable drainage and blue infrastructure wherever possible.
iv. Be resilient to climate change, minimise the development’s environmental impact and enhance the quality of water, soil and air, aiding resilience, and adaptation to climate change.
v. Address identified deficiencies and gaps in Green Infrastructure, improving accessibility and encouraging multiple uses where appropriate
vi. Be accessible and inclusive for all, and promote health, wellbeing, community and cohesion and active living.
vii. Nature based solutions should be prioritised when dealing with increasing temperatures, to reduce its impact for people’s living environments.
viii. Where nature-based solutions are integrated into the development, it is important to educate and raise awareness of their importance and inclusion to the public. This can begin at public consultation and be sustained after delivery.

Shrewsbury Town Centre Design Code

Green Roofs and Walls

Green walls and roofs support local biodiversity, improve local ecology by creating new wildlife habitats, provide important microclimates for pollinating insects and bird life, and reduce surface water runoff from developments.

N02 Green roofs and walls

A. Green and brown roofs and green walls should be considered in all proposals for new development to demonstrate an improved Urban Greening Factor and maximise opportunities for biodiversity net gain.

B. Green roofs should be considered for any proposed flat or shallow pitched roof structure or clearly demonstrate with sound reasoning why it is not appropriate.

C. Green roofs should have due regard to guidance set out in N04 related to SuDS.

D. Green roofs allow for urban greening, Green Infrastructure connectivity and habitat creation or mitigation of lost habitat. Providing opportunity for bare ground, heathland, meadows / grassland and scrubland in urban areas. They also provide potential opportunities for education and doorstep access to nature.

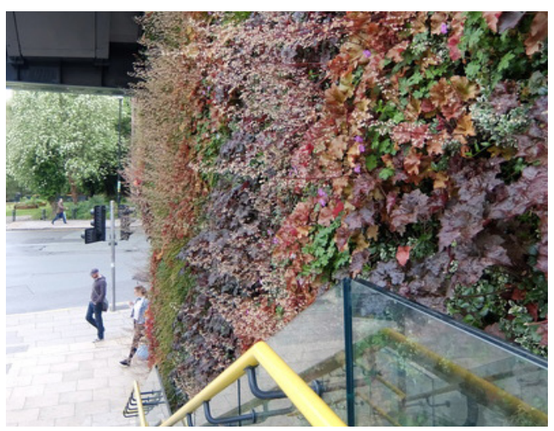


Figure 39 Use of green wall to aid SuDS systems.

Trees

Applications for new buildings or spaces are expected to consider the use of trees within their development through careful consideration of street trees (noting standards within M.1 and M.3), associated public realm and/or within a courtyard.

N03 Trees

A. New tree planting schemes should be considered from the earliest concept/ design stages and implemented in accordance with BS8545 (2014) Trees - from nursery to independence in the landscape.

B. Tree species that complement and enhance the ecological value of the local area should be selected.

C. Suitable tree species should be selected for planting near to car parking spaces, avoiding for example those that have soft berries or a tendency to develop strong surface roots or suckers.

D. Appropriate sizing, design, and placement of trees within the open space or public realm should be considered, prioritising native species where suitable, recognising that non-native species may be preferable on occasion, for reasons such as their appearance, growth characteristics or resilience to climate change, for example.

E. New tree planting should provide a mix of species that are resilient to pests, diseases and climate change and should be delivered in sustainable locations, in a manner that supports the growth and spatial requirements of the canopy. New canopy should positively contribute to the climate resilience of the site in a manner which protects and enhances existing canopy.

F. The shape, colour, texture and seasonal variations of the trees will have a strong impact on the amenity value. However, aesthetic considerations should not override other important criteria for long-term success when selecting tree species for ecological benefits.

G. Planting formation choices should reflect local setting, for example a linear arrangement will support a strong urban frontage while individual accent planting might be more suited to public spaces.

H. Proposed tree locations and specification should be designed with maintenance and adoption in mind for trees in public open spaces.

I. Lighter canopy trees should be considered when planting closer to buildings.

   i. Street trees in Enhanced and Informal Streets should be planted with a minimum of 1m and maximum 2m setback from kerb lines, and in Pedestrian Priority Streets with a minimum of 1m and maximum 1.5m setback from kerb lines.

   ii. Spacing of street trees should be between a minimum of 8m and a maximum of 20m apart.

   iii. A 3m canopy clearance is required for street trees along emergency and refuse vehicle access routes, all other trees require a minimum canopy clearance of 2.5m.

J. If appropriate within the urban setting consideration should be given to the use of hedgerows too.

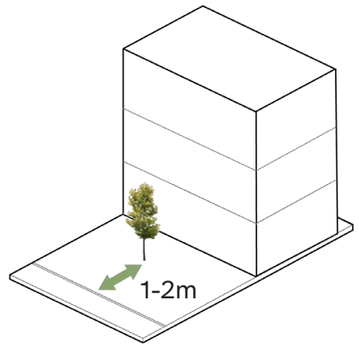


Figure 40 Street trees setback from kerb line.

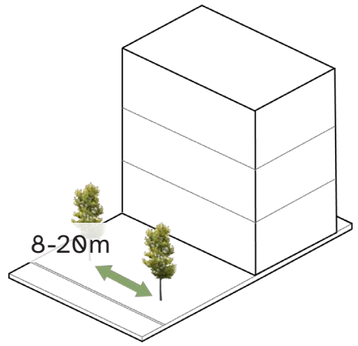


Figure 41 Spacing of street trees.

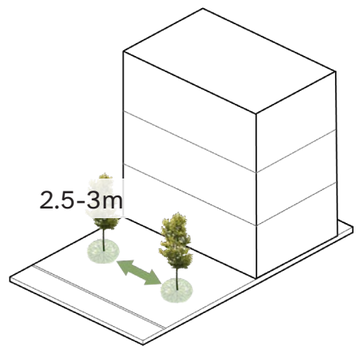


Figure 42 Tree canopy clearance.

Water and Drainage

Sustainable Drainage

Sustainable drainage systems are important to deliver the Vision for Shrewsbury town centre, tackling climate change and designing for future generations.

It is vital to remove / reduce the overall level of flood risk in Shrewsbury. Well considered and varied SuDs should be incorporated into all new development to: manage surface water flow, improve water quality, and educate and improve the wellbeing of communities. SuDs should:

- Support the character of Shrewsbury and enhance sense of place, amenity and biodiversity.
- Where appropriate, incorporate play features into aspects of SuDs features.
- Provide for simple and straightforward maintenance, including the provision of a plan and mechanism for on-going maintenance.
- Integrate into public, green or open space and have sufficient room.
- When soft SuDs cannot be achieved, use permeable hard surfaces.

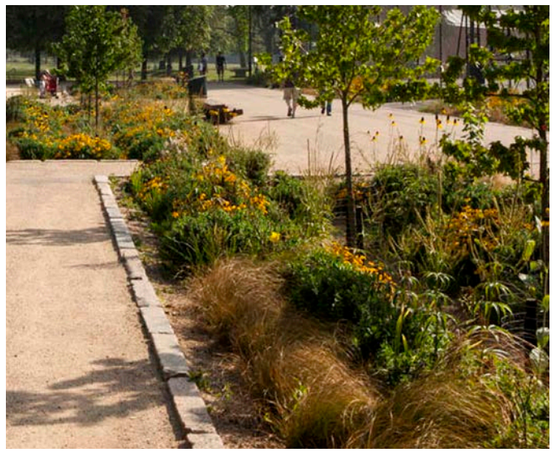


Figure 43 Sustainable Urban Drainage including rain gardens, within the design of public realm.



Figure 44 Sustainable Urban Drainage including rain gardens, within the design of public realm.

N04 Sustainable Drainage

A. Sustainable drainage systems should be considered to reduce run off rates from new development, mitigate flood risk and enhance biodiversity.

B. Systems applicable to Shrewsbury town centre include:

i. **Green roofs and walls**: Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.
ii. **Permeable surfacing**: Surfaces that allow water to percolate into the ground including, natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standings.
iii. **Rain gardens**: Planters and ditches with native drought tolerant plants release water gradually and filter-out pollutants.
iv. **Rain capture**: Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses reducing water consumption.
v. **Soakaways and filter drains**: Shallow ditches and trenches filled with gravel or stones that collect uncontaminated water and allow it to percolate into the ground.
vi. **Swales and Permeable tree pits**

Shrewsbury Town Centre Design Code

Biodiversity

N05 Biodiversity

A. Natural assets such as existing trees should, where possible, be retained and enhanced. If their loss is necessary and appropriate then compensatory provision should be made.

B. Before any new development takes place the existing habitats should be mapped, so that they can where possible be retained or otherwise re-provided.



Figure 45 Integrating insect homes and bee bricks, provides features to facilitate increasing biodiversity.

C. Development should consider the following:

i. **Planting**: To provide nectar, nuts, seeds, native vegetation and berries along with trees and shrubs, logs and stones.
ii. **Creating habitats:** Strategies need to be considered for creating natural habitats, for example, through use of trees, wildflowers and ponds as well as bat and bird boxes, bee bricks and bird bricks and hedgehog highways.
iii. **Enhancing habitats:** Management of native planting, foraging grounds for bats, feeding grounds and wetlands for birds and forest floor habitats.
iv. **Existing features**: Natural assets such as trees and rivers edges should be retained and enhanced where possible.
v. **Rivers**: Restoration techniques create habitat and reduce flood risk.
vi. **Mosaics**: A range of elements and structures such as small patches of bare ground, tall flower-rich vegetation, or scattered trees and scrub to support a range of species and their life-cycles. Mosaic habitats can be facilitated by green roofs in an urban context.
vii. **Trees:** Incorporated into public realm and other open spaces as well as private development where appropriate.
viii. **SuDS and rain gardens**: Designed to provide benefits to nature by including planting and habitat niches.
ix. **Ecological network**: Masterplans should create an interconnected ecological network that encompasses everything from doorstep spaces and private gardens to the surrounding countryside.
x. **Green roofs & walls:** Green façades provide nesting opportunities and food for bees. Habitats can also be created on roofs and are especially beneficial for birds and insects.

Built Form

Expected Design Outcome:

A town centre that has a coherent form to which new development appropriately responds.

Built form is defined as the 'three dimensional pattern or arrangement of development blocks, streets, buildings and open spaces' that make up an area.

Well designed places have a coherent built form and reflect the prevailing character of its context. For Shrewsbury town centre this means:

1. Developing to an appropriate density that reflects the town centre context and the identified key characteristics.

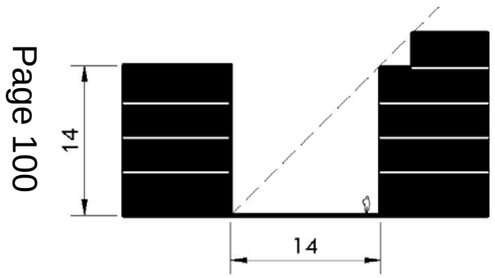


Figure 46 Building height to street width ratio 1:1.

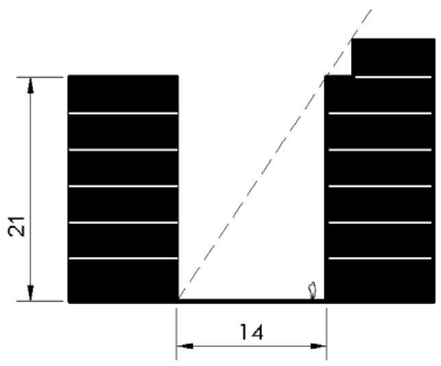


Figure 47 Building height to street width ratio 1.5:1.

2. The layout of plots and sites based on the surrounding street pattern to emphasise the historic urban grain.
3. Use of appropriate building types and forms.

Scale

B01 Scale

A. Proposals for new development should be at an appropriate scale and density in relation to their immediate context and that of the wider town centre.

B. Proposals should be cognisant of national and local policy requirements aimed at increasing densities at sites proximate to public transport links, services and facilities.

C. Higher-density schemes should be of notably high quality, meeting the other principles in this guidance.

D. Proposals should demonstrate how they reflect Shrewsbury Key Characteristic 6 'Human Scale'. The scale of a building should have full consideration to the character of the street upon which it is located. Generally, the height of a building should be no more than 1.5 x the width of the street it faces onto (see diagram adjacent).

E. Scale can be used to define key corners and/or entrances. However the scale should be responsive to surrounding context.

F. Designers should fully consider the impacts of wind and daylight when considering the scale and the most appropriate location for larger scale buildings within a scheme; ensuring south facing façades, streets and spaces have good daylight access. Use of landscaping to support the absorption of larger scale buildings into their setting is encouraged.

Massing

Variety

B02 Variety

A. Proposals for new development should demonstrate how they reflect Shrewsbury Key Characteristic 8 'Variety' in relation to:

i. Building massing
ii. Roof form

B. Variety in built form can be achieved through subtle changes in height, roof line and typology. However, to avoid too great a contrast, should be balanced by consistency of other aspects such as materials, width of built frontage, angle of roof pitch and fascia height.

C. Infill development proposals must demonstrate how their design responds to neighbouring buildings in terms of material use and pattern, roof line, scale and set back.

D. Where larger floor plates are proposed, their form, mass and scale should still achieve variety in roof form, architectural detail and verticality as set out in the Code's key characteristics.

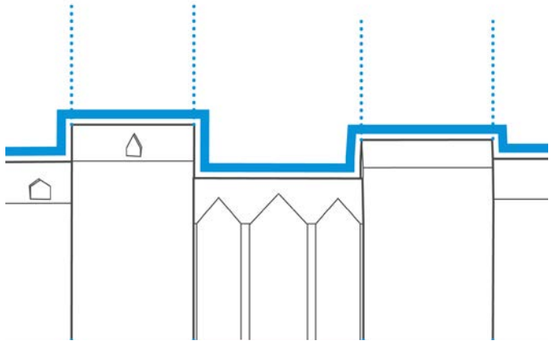


Figure 48 Variety Key Characteristic expressed in building massing.

Tall Buildings

Tall buildings in the context of Shrewsbury town centre are defined as a building more than 6 storeys in height to the ridge line.

B03 Tall buildings

A. Tall buildings should not compromise quality in terms of daylight, overshadowing or overbearance.

B. The street width to building height ratio should generally be no more than 1:1.5.

C. The location of tall buildings should be carefully considered to ensure key views are respected.

Responding to Topography

B04 Responding to topography

A. Where relevant, proposals for new development should clearly demonstrate how they reflect Shrewsbury Key Characteristic 1 ‘Landform and Topography’.

B. Building form and massing should respond to site topography, stepping up or down in height to reflect changes in level.

C. Long uniform ridge/eaves lines should be avoided.

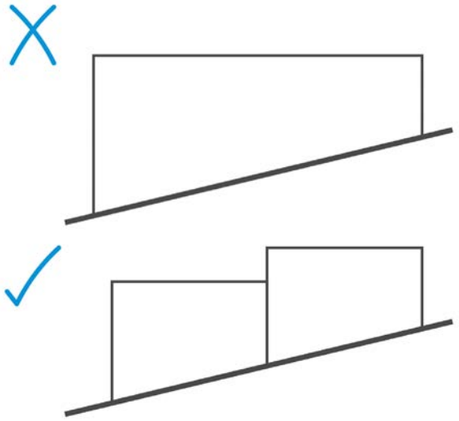


Figure 49 Step architectural form to address steep topography instead of large expansive form.



Figure 50 Claremont Bank - architectural form steps down the street.

Urban Grain and Block Articulation

B05 Urban grain and block articulation

A. All new development should respond to the urban grain of the town centre, as set out in Key Characteristic 3 ‘Fine Urban Grain’, framing an intricate network of streets and spaces.

B. Where new development blocks are created, proposals should demonstrate how a permeable perimeter is created, which is well defined and has activated pedestrian and vehicular corridors, with clear definition between public and private spaces.

C. New development blocks should have a continuous built edge with buildings or appropriate boundary treatment. Gaps in the perimeter can be accepted if they do not compromise the integrity of the block.

D. Large new urban blocks should introduce additional public streets to increase permeability.

E. Blocks should be subdivided into smaller buildings or the external appearance of larger buildings should be articulated to break up the massing and alleviate uniformity.

F. Massing of individual buildings within a new block should vary to provide variety to the streetscene.

G. Roof form should provide variety and respond to the site’s town centre context.

Shrewsbury Town Centre Design Code

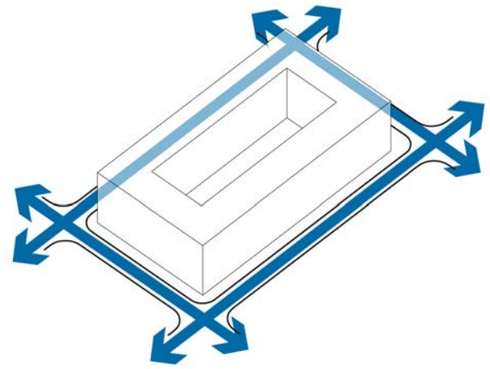


Figure 51 B. Perimeter Block defined by movement corridors.

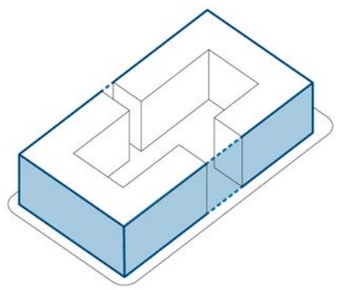


Figure 52 C. Continuous built edge, with gaps accepted if they do not compromise the integrity of the block.

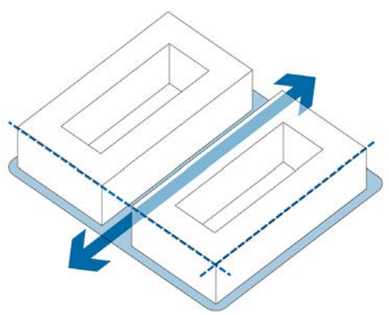


Figure 53 D. Large block should have additional movement corridors to increase permeability.

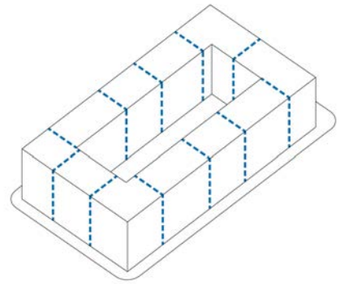


Figure 54 E. Blocks should be sub-divided into buildings.

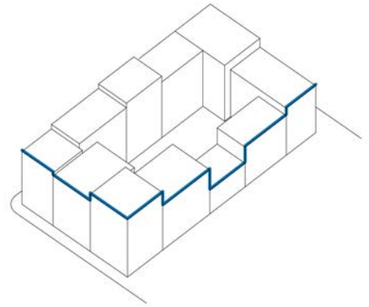


Figure 55 F. Varying massing and roof heights to provide variety.

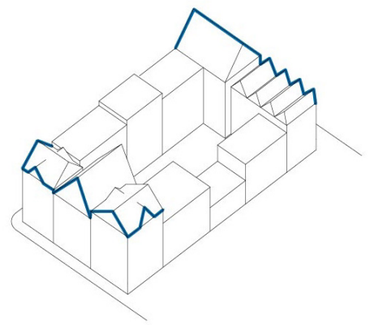


Figure 56 G. Roof form should provide variety and respond to local context.

Identity

Outcome:

A place that contributes to and enhances the positive character of Shrewsbury town centre. A place that feels distinctively local, new development responding to local building composition, roof form, materials and details in a sensitive contemporary way.

Sense of Place

Local Character

I01 Local Character

A. Any new development within Shrewsbury town centre should be sensitive to its context and proposals should clearly evidence how they respond to the Shrewsbury Key Characteristics which define local character.

B. Interpretation must positively respond to the character, appearance and historic interest of the town centre through traditional or contemporary design but avoid simple duplication or imitation.

C. Landscape features can support Shrewsbury's identity. Shrewsbury is the town of flowers and increasing flowering species supports this and the principle of the 'Green Town'.

D. Play spaces and playful features in the public realm can support local identity by referencing local history or landmarks and, or responding to the topography of Shrewsbury.

The Identity of Buildings

Composition & Building Articulation

I02 Composition and building articulation

A. The proposed composition should demonstrate how Key Characteristic 11 'Definition of the Base, Middle and Top' will be addressed whilst maintaining an overall synergy and ensuring the building is read as one. This could be achieved by:

i. Architectural form
ii. Change in materials and/or
iii. Change in architectural detailing or expression



Figure 57 A contemporary building with a clearly defined composition of base, middle and top.

B. The location of fenestration (windows and doors) and its rhythm should be regular and demonstrate an appropriate response to neighbouring buildings. Long glazed elevations or large blank façades should be avoided.

C. Building composition should emphasise vertical orientation, consistent with Shrewsbury Key Characteristic 9 'Verticality', through form, fenestration and architectural details, dividing the elevation into vertical segments to create a vertical rhythm.

D. Designers should consider strategies such as subtle colour/ material contrast, minor wall offsets, the use of arcades, accent lines and upper floor step backs to articulate buildings. The uppermost portion of the façade should be articulated with a treatment in scale with the building.



Figure 59 A regular use of fenestration creating rhythm.



Figure 58 Verticality Within Buildings: Elevations divided into vertical segments to create a vertical rhythm.

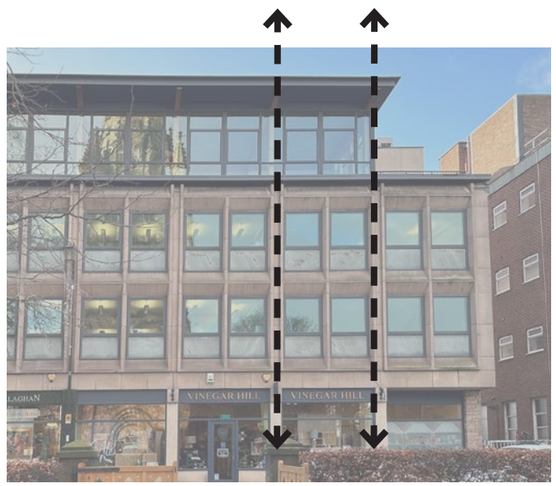


Figure 60 Expressing verticality - 22-24 St Mary's Street: A bay typology can introduce verticality to break up a horizontal elevation.

Roof form

IO3 Roof form

A. Proposals for new development should clearly demonstrate how they reflect Shrewsbury Key Characteristics 8 and 10, 'Variety and Contrast' and 'Varied Roofscape'.

B. Continuous repetition of roof forms and long uniform ridge lines should be avoided.

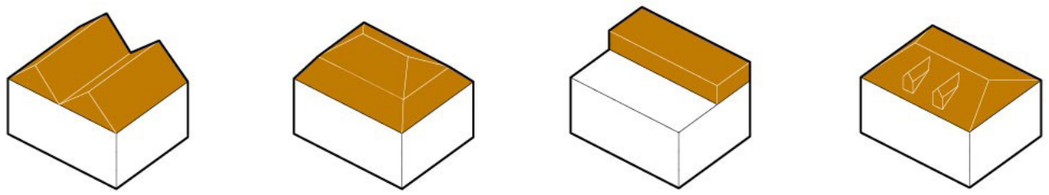
C. Roof articulation and set backs should be considered on upper stories to reduce the impact of massing or height.

D. Buildings should have an uncluttered simple roof profile with all elements such as plant enclosure, solar PVs, maintenance gantries, lift overruns, safety balustrades etc. integrated within the overall built form and set back from the roof edge.

E. Roof form should respond to the existing context and feature pitch or mansard roofs, to the street. Whilst a top floor set back may be featured, the use of flat roofs should be avoided where the predominant roof form in the surrounding area is pitched and limited to roof gardens and balconies away from main facades.

F. Dormers should be carefully integrated into the roof line facing onto the street, being careful to maintain symmetry.

G. Gables facing onto the street should be considered to articulate corners and break long roof lines.



Type 1: Pitched roof.

Type 2: Mansard roof.

Type 3: Top floor set back.

Type 4: Roof with dormers.

Figure 61 Typical roof forms



Figure 62 Examples of Shrewsbury roof forms.

Materials and Details

IO4 Materials and details

A. Proposals for new development should take inspiration from a local palette of materials (refer to materials palette in this document) Where this is not the case, they should justify sympathetic use of other materials.

B. Proposals should take inspiration from the palette of patterns, colours and iconography of Shrewsbury town centre, referencing where appropriate Key Characteristic 12 'Intricate patterning and detailing'.

C. Signage should be simple, integrated and contextually appropriate. It should also positively contribute to the streetscape, utilising a consistent and complementary style.

D. Shopping fascia's should be of a consistent height and depth throughout the town centre, whilst also reflecting changes in level.

E. Key frontages, and larger areas where blank facades are unavoidable, should use brick details and patterning, including colour contrast, to provide interest.



Figure 63 Window frame materials complement the external material of a development.

Windows

IO5 Windows

A. Window frames must complement the external material of the new development and respond to surrounding character.

B. New development should consider the use of surface reliefs and depth of shadows to avoid creating flat façades. The use of deep reveals is encouraged to emphasise building details, such as grids, and offer solar shading.



Figure 64 Image of contemporary buildings in Shrewsbury using local palette of materials. Radbrook Village, Shrewsbury. Photo credit AHR Architects.

Public Space

Expected Design Outcome:

A town centre where the public spaces are well designed, robust, inclusive and safe.

Public realm is the space between buildings that is publicly accessible as defined by the Shrewsbury Movement and Public Space Strategy as public space. The use of the phrases public space and public realm are often interchangeable, but the definition remains the same.

Whilst streets are dealt with in section M1 of this document, N1 Nature also sets out coding for green infrastructure. This section sets out further principles for the design of the public realm within and around development proposals.

Public Realm

P01 Public realm

A. A refined palette of street furniture should be used, selected for longevity, ease of maintenance, and quality. It should create further cohesion in the space and encourage people to dwell and socialise.

B. Consideration should be given to designing for inclusive spaces, such as curved seating to encourage social interaction and safety.

C. Street furniture and public art should be used to reinforce the character and identity of the area but in a way that limits street clutter, and rationalises signage.

D. All street furniture should be robust and easy to maintain and replace.

E. All new lighting should be robust, fit for purpose, easily replaced, and energy efficient (with a preference for LED lighting).

F. Planting should be distinctive, providing visual interest and intrigue.

G. Consideration should be given to need for public spaces to be designed to be inclusive and accessible for all users.

i. Seating to leave space for wheelchairs to sit alongside without blocking circulation.
ii. A range of scale in seating spaces – quiet corners, busier areas, to give people the option.
iii. Avoid steps and include ramps.
iv. Designing spaces for neurodiversity.
v. Consider the principles of gender inclusive design – alternative seating areas like groups of swings or hammocks that allow older children to hang out without feeling they are impeding on children's play areas.
vi. Linear play features / pocket play on the high street to entertain children with a parent waiting for someone to finish shopping. For example, trampolines, slides incorporated with level changes by steps and ramps.
vii. It is important for outdoor spaces to have the ability to accommodate programmed and non-programmed use (multifunctionality).
viii. Good open space should allow a variety of uses along the themes of; sit, rest, socialise, play, exercise, eat, drink. The uses should depend on the context of the development.
ix. Open space should be as green as possible and include SuDs, provide visual amenity, and be connected to existing pedestrian and cycle networks.

H. Features such as bins, cycle stands, and seating opportunities must be included but in a considered way that minimises unnecessary clutter.

Shrewsbury Town Centre Design Code



Figure 65 A refined palette of street furniture selected for longevity and quality.

Safety and Security

P02 Safety and security

A. All public space should be designed to adhere to the following safety and security principles:

i. Routes should be designed with integrated CCTV in mind, promote wide, well lit and direct connections, support ease of maintenance, and benefit from natural surveillance that provides a sense of security for all users.
ii. Access points should be designed to have good visibility and allow open views to encourage use by all.
iii. There should be clear separation between public and private spaces.
iv. All spaces that are publicly accessible should benefit from natural surveillance from active frontages on surrounding buildings.
v. Public spaces should be designed to promote a sense of ownership, respect, responsibility and community.
vi. Public spaces should deter criminal activity through their design. However sometimes it is necessary to also include additional security features. These should be well designed and integrated into the space.
vii. Public spaces should be designed with management and maintenance in mind, to discourage crime in the present and the future and promote longevity of the space.



Figure 66 Low level planting and clear sight lines increase visibility and comfort.



Figure 67 Use of low level lighting and accent lighting to planting will encourage use and safety throughout the day.

Play

P03 Play

A. Opportunities for play should be incorporated into new development within Shrewsbury town centre, as it is a vital resource. Play needs to consider all people, ages, abilities, and needs.

B. Play can be delivered in several ways depending on the context:

- Play Areas
- Play on the way
- Playful interventions
- Interactive art
- Play streets
- Natural Play
- Provision for Exercise and Fitness
- Provision of equipment in open space to facilitate play/ games.
- Child orientated play
- All age , games exercise, health and wellbeing.

C. Play Areas should:

i. Support Children's Fundamental Movement Skills and provide risk and progression of challenge.
ii. Avoid non-specific, bland and repetitive play experiences. New play spaces should consider existing provision and deliver something different. There may be opportunities to think, about sensory play, or digital / interactive features.
iii. Be inclusive and accessible within the main play experience to avoid any sense of separation.
iv. Be well located on busy routes, benefit from natural surveillance, and used to enhance community spaces.

D. Fitness and Exercise spaces should:

i. Be well located and used to enhance community space.
ii. Allow for a range of users and abilities and avoid one user group dominating the space. Provision should include instructions on how to use the features. Where fitness equipment is included, include opportunities for a range of stretching, upper and lower body exercise (whether on a single location or part of a trail).
iii. Dynamic moving units or static units that allow users to bring resistance bands are both appropriate.
iv. Consider inclusion of running lanes or distance markers along paths.



Figure 68 An example of play on the way.
Credit: Neil Speakman/Studio Maple

Hostile Vehicle Mitigation

Hostile Vehicle Mitigation (HVM) measures can be used to prevent criminal damage and harm to people or buildings. Martyn's Law, officially known as the Terrorism (Protection of Premises) Act 2025, aims to enhance public safety by requiring certain venues and events to implement measures to protect against terrorist attacks.



Figure 69 HVM integrated into the design of the public realm.

P04 HVM

A. Any new public space with potential to host events must comply with the tiered approach based on the anticipated venue capacity.

B. HVM measures should be integrated into the holistic design of a street or space.

C. HVM measures should be proportionate to the perceived threat to avoid unnecessary street clutter in the public realm.

D. Passive measures such as incidental street elements, sculptures, water, play space, walls, bunds, ditches, topography, raised planters and street furniture are preferred.

E. Extensive use of bollards should be avoided wherever possible and any requirement for access should be managed carefully to ensure flow of vehicular and pedestrian traffic.

F. Applicants considering new development should engage early with the Local Authority to ensure HVM is fully integrated into the design proposal.

Uses

Expected Design Outcome:

A town centre where a vibrant mix of uses support everyday activities and bring life, activity, and bustling streets.

Mix

U01 Mix

A. Proposed new development should be consistent with policies in the adopted Development Plan. They should also respond to the adjacent and town-wide offer to ensure they complement rather than compete.

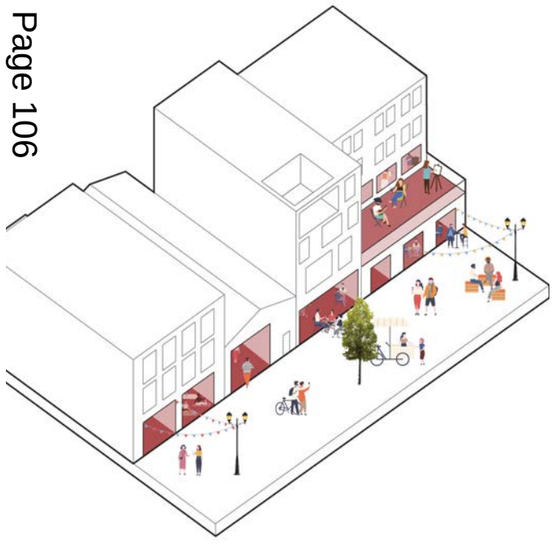


Figure 70 Building frontage activated on ground floor and on terrace to encourage activity on the street and increase surveillance.

Active Frontages

U02 Active frontages

A. New buildings should have active frontages onto streets and other public realm. This should include glazing and/or other openings so as to provide natural surveillance and to allow activity in the building to be clearly visible.

B. Where new buildings are for commercial uses, active commercial terraces can create diversity and increase footfall. As such, they are encouraged where they can be appropriately accommodated in the building design and appropriately respond to its setting.

C. Spill out space onto the street is encouraged where it can be clearly defined and comfortably accommodated without unduly compromising other uses.

D. Where active frontages at street level are not possible due to an associated environmental assessment and heightened risk of flooding, an alternative approach is required to demonstrate activity within the buildings is visible.



Figure 71 Historic and modern active frontages encouraging street activity.

Homes

Expected Design Outcome:

A town centre which is proud of the high design standard of all new residential buildings, which are of exemplar quality in terms of functionality, accessibility, inclusivity and sustainability.

Residential Quality

H01 Residential quality

A. All dwellings should achieve high-quality sustainable design, which is adaptable, safe and accessible to all and is responsive to changing lifestyle needs. This includes achieving the M4(2) accessible and adaptable standard as a minimum, and for schemes of 5 or more dwellings a minimum of 5% achieving M4(3) wheelchair user dwelling standard (unless site-specific factors indicate that step-free access cannot be achieved).

B. Proposals should include an appropriate and diverse mix of dwelling types, sizes and tenures that respond to local need. They should be distributed through the site.

C. Design should maximise dual aspect dwellings and limit the number of single aspect dwellings – particularly those that are north-facing. Exceptionally, where such units are appropriate, they should not constitute family housing

D. Building design should seek to maximise daylight penetration. As such, depth should not exceed 7metres except for units with recessed balconies.

E. In duplex apartments, opportunities to face kitchen and living towards streets and public spaces/courtyards should be prioritised.



Figure 72 Buildings should maximise daylight within homes.

F. Building design should promote natural surveillance of adjoining public spaces. It should also encourage community interaction, engagement, participation and passive environmental control.

G. Apartments and maisonettes should, wherever possible, include private amenity space that is clearly associated with and accessible from the property. In some instances, it may be acceptable for this to consist of a balcony - dependent on factors such as potential for alternative provision, size, and whether they complement the design of the building and its locality. Where this is the case, it should be complemented by appropriate communal space.

H. Where the buildings are orientated north/south, they should be designed with a reduced number of units per core to maximise dual aspect units and avoid north facing single aspect units.

I. Cores should be located at the perimeter of the blocks so they, and associated circulation spaces, receive natural light and ventilation.

J. The number of dwellings per storey of a core should not exceed 8 to encourage neighbourly interaction and occupier ownership.

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Gardens and Balconies

HO2 Gardens and balconies

A. Private amenity space should ideally be designed to be accessible from the living-room and/or kitchen.

B. Where balconies are considered appropriate (complement the design of the building, its locality, and satisfy amenity considerations) they can project outwards up to 2 metres beyond the building frontage (but not beyond the development plot boundary) subject to maintaining minimum balcony to balcony facing distances of 18 metres.

C. Balcony design options include those which project, are recessed or are semi recessed. Their forms should be fully integrated into the architectural composition of the façade, complement the character of the area and achieve satisfactory amenity standards.

D. Adjoining balconies should be designed with appropriate screenings to achieve a level of privacy.



Figure 73 Balconies can project up to 2m and should be fully integrated in the design of the building.

Detailing

HO3 Detailing

A. Attention to detailing is important in achieving the desired quality of the development and giving the development a human scale (Key Characteristic 6). Special attention should be focused in areas where people come into direct contact with buildings such as entrances and at ground level.

B. Maintenance access and cleaning equipment should be discretely designed and integrated into the building and façade detailing avoiding areas that may be visible from the street.

C. Utility boxes and meters should be hidden or integrated within entrances to houses and apartments while remaining accessible to utility company staff.

D. Collection of waste and recycling should be carefully considered during the design of the buildings and streets.

E. The provision of projecting canopies on buildings maybe allowed up to a distance of 2.5metres, where they complement the design of the building, its locality, and satisfy amenity considerations. Canopies should be integrated into the architecture of the building and should not obstruct the width of the road or footpath nor compromise the integrity of the public realm.

Resources

Expected Design Outcome:

A town centre where new development is exemplar - sustainable design of buildings, efficient use of water and, energy, and local materials

Energy

Passive Design and Orientation

R01 Passive design and orientation

A. Proposals for new development should demonstrate how they have considered optimising orientation, massing and shade to minimise overheating.

B. They should demonstrate how sufficient light penetration has been achieved into all habitable spaces, and maximise dual aspect units where possible.



Figure 74 Orientating roofs to incorporate PVs. Radbrook Village, Shrewsbury. Photo credit AHR Architects.

Solar Energy Generation

R02 Solar energy generation

A. Proposals for new development should demonstrate how they have considered the opportunities for solar photovoltaics (PVs) and other forms of low or zero carbon technology whilst also considering the overall design and skyline.

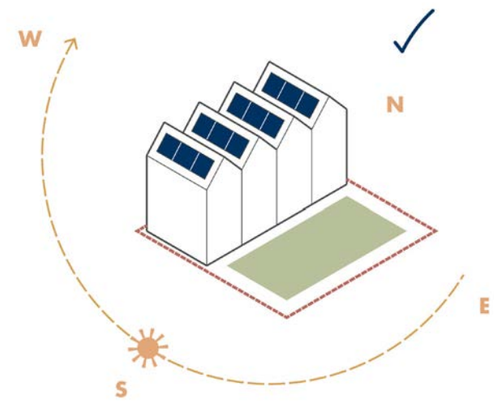


Figure 75 Strategic Design: Orienting blocks to avoid excessive solar gain along long elevations and articulating a roof to allow for the use of PVs.

Shrewsbury Town Centre Design Code

Sustainable Construction

Windows

RO3 Windows

A. New developments should incorporate efficient glazing to maximise thermal performance of buildings.

B. Opportunities for shading (through design or integrated devices) should be considered to reduce the reliance on mechanical ventilation.



Figure 76 Efficient glazing should be considered to maximise thermal performance.

Environmental Standards

RO4 Environmental standards

A. New developments should use a certified structure such as the 'One Planet Framework', 'LETI' or other equivalent to ensure sustainability is prioritised and addressed in all areas of development.

B. They should strive to gain certification from an accredited sustainability assessment such as BREEAM, LEED, WELL, SKA or equivalent.

Retrofitting

R05 Retrofitting

A. To minimise carbon footprint and other impacts, opportunities to refurbish or convert existing buildings should be explored before it is determined that redevelopment is the preferred approach.

B. When refurbishing or converting buildings, consideration should be given to opportunities to enhance energy and water efficiency and integrate low and zero carbon energy generation and EV charging.

C. If demolition is required, re-use of materials should be maximised.

D. New residential developments should be designed to be safe and accessible to all and responsive to changing lifestyle needs including mobility.

Embodied Energy

R06 Embodied energy

A. New development should employ a 'Fabric First' approach to reduce the reliance on technological solutions towards thermal performance.

B. Sustainable sourcing and carbon footprint should be priorities when selecting materials.

C. New developments should utilise benchmarked data to ensure whole life carbon emissions are minimised.



Figure 77 Developments should explore re-use solutions to minimise carbon footprint.

Operational/Whole Life Energy

RO7 Operational/whole life energy

A. New development should maximise energy efficiency, which will contribute significantly towards reducing the whole life carbon footprint.

B. They should explore zero combustion options for heating.

C. They should seek to utilise or implement heat sharing networks.

D. Ground source heat pumps should be considered over air source pumps where possible as they are more efficient, a renewable source of energy and reduce the carbon footprint of buildings.

E. They should utilise demand-based services where possible.

Modern Methods of Construction

R08 Modern methods of construction

A. New development should strive to utilise modern methods of construction where possible, whilst respecting local character (Key Characteristics 1-12).

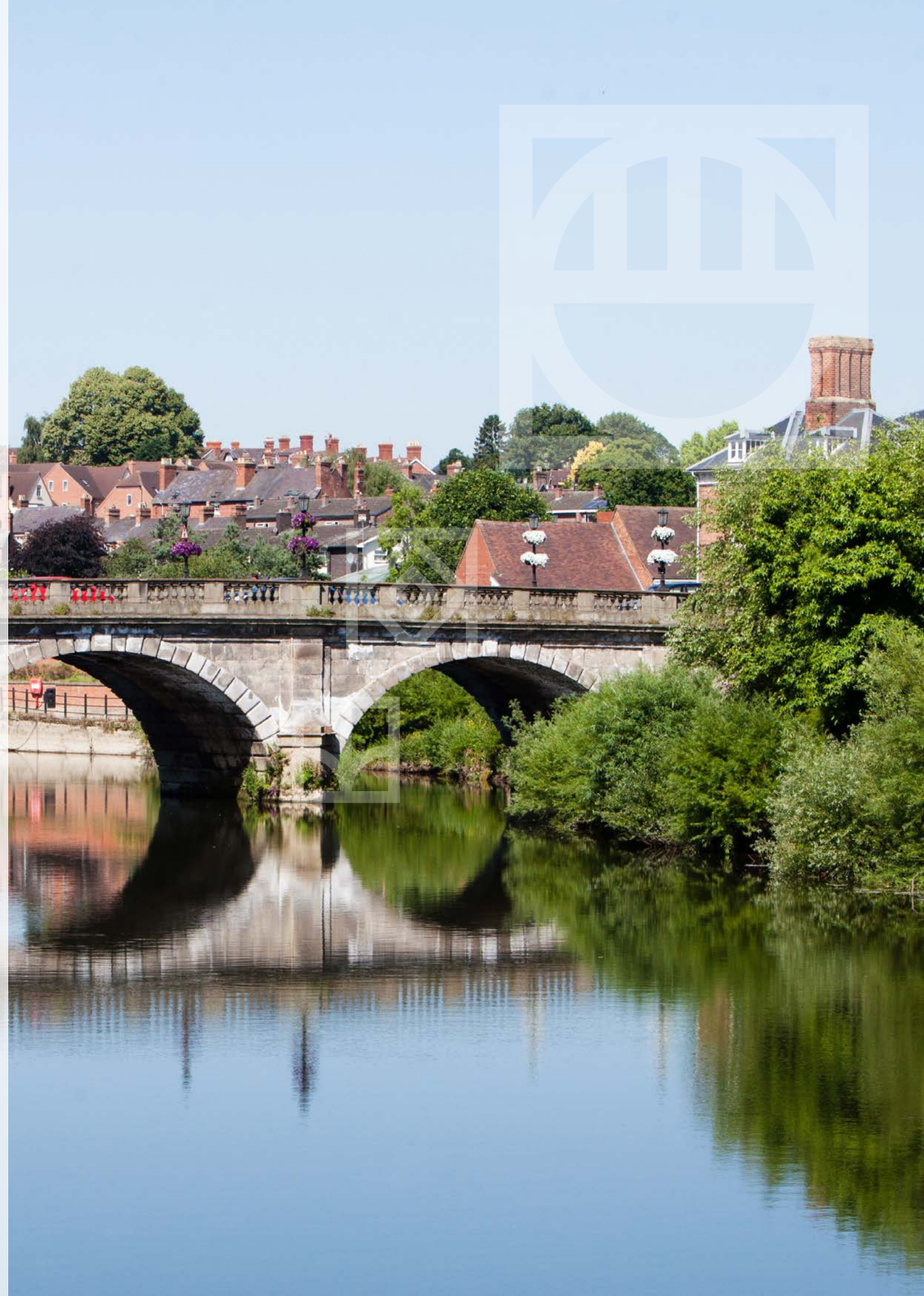
Water Saving

R09 Water saving

A. New development should maximise water efficiency measures thereby meeting the optional Building Regulations' 110 litres per person per day standard.

B. To complement water efficiency measures, new development should also consider implementing systems such as grey water recycling, and rainwater collection and re-use.

Delivering Design Excellence



The following sets out the key considerations for successfully applying the recommendations in this Design Code.

Implementing the Design Code

This Design Code forms a material consideration for planning applications for new development within Shrewsbury town centre. Applicants are requested to follow the steps outlined within the Code to;

1. Show a full appreciation of the design context;
2. Clearly illustrate how they have followed the town centre and character area codes and how these are reflected in their proposal(s);
3. Outline how the design proposal(s) has adhered to the requirements of this Design Code and complete the Application Check List provided on the following pages. This can be provided separately; and
4. Express clear stages of delivery to assure the Council of their ability to deliver on the aspirations of the application.

As well as a tool for planning decisions, the Design Code will be used to frame pre-application discussions. Applicants proposing new development in the town centre are requested to frame their pre-application submissions around the themes of this Design Code as appropriate.

Viability

There may be occasions where the principles set out in this Design Code impact upon the viability and deliverability of a development. In such circumstances, in accordance with paragraph 58 of the NPPF, there may be an opportunity for an applicant to justify non-compliance on the individual viability of a scheme, but only when an open book approach to viability appraisal is adopted.

This does not, however, exempt the developer from utilising the appropriate professional inputs or adopting the design process, standards and requirements set out in this Design Code in order to achieve the high quality design outcomes required by the NPPF, adopted Development Plan, National Model Design Code and National Design Guide. As such, developers should seek to deliver creative solutions to match the aspirations of the Design Code with the ultimate delivery of high quality, resilient and sustainable development.

Post application and conditions

When new development proposals are granted planning permission, the Council will use appropriate conditions to ensure that the design quality of development is achieved.

For outline proposals, the Council will seek to agree certain development “fixes” which may take the form of a development framework or masterplan. In this context, a condition will require subsequent reserved matters applications to relate to key masterplan design principles and parameter drawings.

For detailed applications, conditions may require further details to ensure a quality outcome on specific aspects, including materials and landscape specifications.

Value engineering and quality in delivery

Value engineering is important in ensuring appropriate feasibility and best value is achieved for elements of the design proposals. Value engineering, however, should not be a process which compromises the eventual design quality of the outcome. The Council will resist subsequent applications for minor amendments or to vary extant permissions or conditions that are likely to impact on the quality of the architecture or public realm set out at the application stage.

Engagement through the Planning Process

Meaningful engagement should form part of the design process. Engagement should not be seen as a final hurdle before application, it should instead be seen as a vital tool in the creation of the best possible design outcome.

The developer’s vision and concept plan should allow them to present the basic structure of the proposals, and the thinking behind them, to a range of audiences, including:

1. Pre-application discussions with the Council – It is important to engage council planning officers at the outset and at key project milestones throughout any project. These discussions can confirm whether the principle of development is acceptable and provide clarity on the format, type and level of detail required to enable an application to be determined. The pre-application discussions should ultimately lead to a more efficient process and desirable design solution. As outlined, this Design Code should frame these discussions.
2. Community consultation and co-design – applicants will always be encouraged to consider the benefits of involving the community in developing their proposals. Suggested engagement methods include the use of questionnaires and surveys, public exhibitions or meetings, design workshops with community groups and other stakeholders (including access groups), websites and site notices. For larger scale proposals, the Council strongly encourages a two stage public consultation process – both at the concept and more detailed design stages.

The design process will be greatly enhanced through engagement with harder to reach groups, such as less able bodied or ethnic minorities. As such, applicants are encouraged to actively engage with all groups.

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Design Review and Social Value

The design review process is a well established way of improving the quality of the design of development and is advocated by the NPPF and National Design Guide.

It essentially involves reviewing scheme proposals with an independent, multidisciplinary panel of built environment experts. Schemes can be reviewed at all stages of the planning application process, although a review at the concept stage often helps to add more value to the design.

Shropshire Council strongly advocates the use of a Design Review as part of the pre-application process.

Whilst reviewing design quality, Shropshire Council will also encourage a review of social value. This should consider the social impact of the development; including skills, learning, job creation, access to amenity, inclusive use and other key indicators which could also include contributions to associated social projects it has in development or delivery. Developers are encouraged to clearly outline the social value of their design.

Required Information

LDĀDESIGN

This Self-Assessment Checklist guides applicants and officers through the requirements of this Design Code. It is intended to be used as a guide to streamline the planning process and as such should be completed and submitted alongside planning applications for new development in Shrewsbury town centre.

Design Code	**Applicable**	**Not Applicable**	**Complied with**	**Not Complied With**	**Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement)** If not complied with, please state why.	**Council Confirmation and comments** (Applicants Leave Free)
The Design Vision and Understanding Shrewsbury town centre's Character The Design Code sets out a vision for Shrewsbury town centre defines it's key unique characteristics, and identifies expectations for new development in order to positively respond to its unique character and achieve the requirements of the adopted Development Plan. New development should respond to this framework.						
Have you developed a 'Design Vision' and 'Concept Plan' which captures and responds to opportunities and constraints on the site and key relationships in its setting? *This 'Design Vision' and 'Concept Plan' should form part of the evidence supporting any planning application.*	☐	☐	☐	☐		
Does your 'Design Vision' and 'Concept Plan' respond to the unique characteristics of Shrewsbury town centre, with reference to the vision and Key Characteristics set out in this Design Code?	☐	☐	☐	☐		
Rooted in heritage - is the 'Design Vision' informed by a professional heritage consultant and does it give specific consideration to heritage?	☐	☐	☐	☐		
Green and blue links – does the 'Design Vision' give specific consideration to green spaces and relationship to the river?						

LDĀDESIGN

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Has the 'Design Vision' drawn upon meaningful engagement with the public and key stakeholders? *Engagement processes, responses and outcomes must be outlined in evidence supporting any planning application.*	☐	☐	☐	☐		
Movement New development must contribute to an accessible and connected town centre, delivering a highly walkable and cyclable public environment. It must also positively respond to the place-making role of streets.						
M01 Streets						
Using the street typologies defined in this Design Code have you established the type of street(s) that your proposed development adjoins? *The typology of streets adjoining a site must be outlined in evidence supporting any planning application.*	☐	☐	☐	☐		
For proposals that would result in the creation of new streets or change the character of existing streets such that it changes typology, have you: - Considered their place-making and movement needs and opportunities? - Established their street typology within a Street Framework Plan which defines the proposed hierarchy, impacts on existing street layout, and summarises place-making and movement functions?	☐	☐	☐	☐		

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The Street Framework Plan must form part of the evidence supporting any planning application. This should include clearly measured and drawn sections of existing and proposed street types and highlight any distinctive features to be incorporated into the new scheme.						
For proposals that would not result in the creation of new streets or change the character of existing streets such that it changes typology, have you: - Considered the opportunities that adjoining streets create for the design and layout of development? *This consideration should be detailed within the evidence supporting any planning application.*	☐	☐	☐	☐		
M02 Active Travel						
Have you prioritised opportunities for active travel, consistent with the Shrewsbury Movement Hierarchy in this design code? *The approach to prioritising active travel should be detailed within the evidence supporting any planning application.*	☐	☐	☐	☐		
M03 Parking						
Where new car parking is proposed, has its design been informed by the options (and their pros and cons) detailed in this Design Code?	☐	☐	☐	☐		
Where new car parking is proposed, is it fully integrated into the design - so to be safe,						

Shrewsbury Town Centre Design Code

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attractive to use, and carefully located so as to not detract from the appearance of the town centre? *The approach to any new car parking, should be detailed within the evidence supporting any planning application, supported by illustrative plans and sections.*						
Where new servicing is proposed, is it fully integrated into the design - so to be safe, convenient to use, and carefully located so as to not detract from the appearance of the town centre? *The approach to any new servicing, should be detailed within the evidence supporting any planning application, supported by illustrative plans and sections.*						
Nature New development proposals must integrate green infrastructure to maximise potential for health and wellbeing, biodiversity and climate resilience.						
N01 Green Infrastructure, N02 Green roofs and walls, N03 Trees, N04 Sustainable Drainage, N05 Biodiversity						
With regard to the key characteristics of Shrewsbury, have you considered opportunities for green infrastructure from the outset of design, and maximised opportunities within the site and for connectivity beyond? *The strategy for Green Infrastructure, supported by illustrative plans which show on site provision and how these knit into the wider network, should*	☐	☐	☐	☐		

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be detailed within the evidence supporting any planning application						
Have you considered sustainable drainage from the outset of design – in doing so have you considered opportunities to enhance biodiversity? *The approach to sustainable drainage, should be detailed within the evidence supporting any planning application*	☐	☐	☐	☐		
Have you considered opportunities to enhance biodiversity (including enhancing existing or create new habitats and features, links to and restoration of the river, potential to create mosaics, opportunities for planting of native vegetation and trees, sustainable drainage and rain garden, and green roofs and walls)? *Biodiversity, should be addressed within the evidence supporting any planning application.*	☐	☐	☐	☐		
Built Form New development must respond to and enhance the town centres coherent form.						
B01 Scale, B02 Massing						
With regard to the key characteristics of Shrewsbury, have you: - Appropriately considered and reflected local context (surrounding buildings and spaces) and the standards in this Design Code when	☐	☐	☐	☐		

Shrewsbury Town Centre Design Code

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considering the appropriate scale and massing of any new buildings? - Demonstrated how an appropriate variety in built form could be achieved through subtle changes in height, roof line and typology? - Where relevant, responded to changing topography? *Scale and massing should be addressed within the evidence supporting any planning application, supported by a Massing and Scale Plan which outlines proposals and the height of surrounding built form.*						
Does the development achieve an appropriate density of development – having regard to local and national policy and the surrounding urban context? *This should be addressed within the evidence supporting any planning application.*	☐	☐	☐	☐		
B03 Urban Grain & Articulation						
With regard to the key characteristics of Shrewsbury, have you considered and appropriately responded to the urban grain of the town centre? *This should be addressed within the evidence supporting any planning application.*	☐	☐	☐	☐		
Where new development blocks are proposed, have you considered achievement of a permeable	☐	☐	☐	☐		

LDĀDESIGN

Design Code	Applicable	Not Applicable	Complied with	Not Complied With	Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement) If not complied with, please state why.	Council Confirmation and comments (Applicants Leave Free)
perimeter and movement corridors through built form, achievement of a continuous built edge, sub-division into distinct buildings or the perception of such through varied massing, roof heights and roof form. *A plan of the proposed development block showing these considerations should form part of the evidence supporting any planning application.*						
Identity New development must demonstrate an understanding of the unique character of Shrewsbury town centre, responding to local building composition, roof form, materials and details in a sensitive contemporary way.						
I01 Local Character, I02 Composition and articulation, I03 Roof form, IO4 Materials and details, I05 Windows						
With regard to the key characteristics of Shrewsbury, have you undertaken appraisal of surrounding urban character, clearly articulated the distinctive design and materials that support the areas' identity including distinctive features and details, and detailed how they are to be incorporated into the scheme? *This should be addressed within the evidence supporting any planning application. This can be supported by use of 3D modelling, cross sections and elevations of the proposal to illustrate how new buildings and landscape will be arranged to work with the topography of the site and the character of the surrounding area*	☐	☐	☐	☐		

LDĀDESIGN

Design Code	Applicable	Not Applicable	Complied with	Not Complied With	Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement) If not complied with, please state why.	Council Confirmation and comments (Applicants Leave Free)
Has the composition and building articulation proposed been informed by due consideration of the key characteristics of Shrewsbury town centre – including materials and details, roof form and windows. *This should be addressed within the evidence supporting any planning application.*	☐	☐	☐	☐		
Public Space The streets and spaces of Shrewsbury will be enhanced, and added to, through new development within the town centre.						
P01 Public realm, P02 Safety and security, P03 Play and PO4 HVM						
Have opportunities to create public space within a development been considered from the outset and maximised within the design? *Each proposed public space should be detailed with the evidence supporting any planning application.* *This should include a plan identifying its key feature and phasing within the development. Use of illustrations, precedents and visualisations can assist in articulating the intended appearance and feel of proposed public spaces.*	☐	☐	☐	☐		
Does the design of public spaces ensure they are inclusive and accessible for all, and adhere to the safety and security principles in this Design Code? *Inclusivity and safety of proposed public space should be detailed with the evidence supporting any planning application.*	☐	☐	☐	☐		

LDĀDESIGN

Design Code	Applicable	Not Applicable	Complied with	Not Complied With	Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement) If not complied with, please state why.	Council Confirmation and comments (Applicants Leave Free)
Has appropriate street furniture (seating, planters, art, signage, lighting etc) been integrated into any proposed public spaces in a coherent way which minimises clutter and supports maintenance and longevity? *The approach to street furniture should be detailed with the evidence supporting any planning application.*	☐	☐	☐	☐		
Uses New development should contribute towards a vibrant town centre experience						
U01 Mix, U02 Active frontages						
Have proposed uses been informed by an appreciation of surrounding land use character and do they complement and enhance the offer of Shrewsbury town centre? *The evidence supporting any planning application should demonstrate why the proposed land use will enhance the land use mix within Shrewsbury*	☐	☐	☐	☐		
Do proposals achieve active frontages onto public streets and public realm? *The evidence supporting any planning application should include plans demonstrating achievement of active frontages and proposed location of main approaches and entrances to each building.*	☐	☐	☐	☐		
Homes New development must contribute to the delivery of high quality, accessible and sustainable housing in Shrewsbury town centre.						

Shrewsbury Town Centre Design Code

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Design Code	Applicable	Not Applicable	Complied with	Not Complied With	Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement) If not complied with, please state why.	Council Confirmation and comments (Applicants Leave Free)
H01 Residential quality, HO2 Gardens and balconies, HO3 Detailing						
Do all proposed dwellings achieve at least M4(2) accessible and adaptable dwelling standards and where there are more than 5 dwellings proposed do at least 5% achieve M4(3) wheelchair used dwelling standards? *The evidence supporting any planning application should illustrate the achievement of M4(2) and M4(3) standards. A planning condition will be used to secure this provision*	☐	☐	☐	☐		
Do all proposed dwellings have access to external private amenity space? *The evidence supporting any planning application should illustrate the approach to provision of external private amenity space. The preference is a private garden, although in some instances a balcony and access to communal open space may be appropriate.*	☐	☐	☐	☐		
Do dwellings include an appropriate mix of types, sizes and tenures that respond to identified local needs? *The evidence supporting any planning application should illustrate the dwelling mix and explain how this responds to local need.*	☐	☐	☐	☐		
Has the layout of any apartments and maisonettes considered provision of natural surveillance, daylight penetration, achievement of dual aspect						

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Design Code	Applicable	Not Applicable	Complied with	Not Complied With	Please clearly set out in the column below, in which document of your application you have demonstrated compliance. (e.g. Page X of Design and Access Statement) If not complied with, please state why.	Council Confirmation and comments (Applicants Leave Free)
frontages, and avoidance of single aspect northern facing apartments? *The evidence supporting any planning application should illustrate layout of dwellings and how these issues have been considered.*						
Resources New development within Shrewsbury town centre should be designed and developed to be climate resilient and sustainable.						
R01 Passive design and orientation, R02 Solar energy generation, RO3 Windows, RO4 Environmental standards, R05 Retrofitting, R06 Embodied energy, RO7 Operational/ whole life energy, R08 Modern methods of construction, R09 Water saving						
Are proposals informed by consideration of optimising orientation, massing, light penetration and shade to minimise overheating? *The evidence supporting any planning application should demonstrate how these factors have been considered*	☐	☐	☐	☐		
Does design maximise fabric energy efficiency and has consideration for zero and low carbon renewable energy generation occurred? *The evidence supporting any planning application should address energy efficiency and renewable energy opportunities.*	☐	☐	☐	☐		

Shrewsbury Town Centre Design Code

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Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Stage One Screening Record 2025

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Draft Shrewsbury Town Centre Design Code – Public Consultation

Name of the officer carrying out the screening
Emma Williams **Claire Evans**

Decision, review, and monitoring

Decision	**Yes**	**No**
Initial (Stage One) ESHIA Only?	x	
Proceed to Stage Two Full ESHIA or HIA (part two) Report?		x

If completion of a Stage One screening assessment is an appropriate and proportionate action at this stage, please use the boxes above, and complete both part A and part B of of this template. If a Full or Stage Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of equality and social inclusion and health and wellbeing considerations
Approval from Cabinet is being sought for Shropshire Council to undertake a consultation on a draft for the Shrewsbury Town Centre Design Code. Ahead of the proposed consultation, at this stage, it is anticipated that the equality impacts will be neutral to medium positive overall across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in terms of mental well-being opportunities arising for people in these groupings to feel safer on their journeys for education, work, healthcare or leisure. This is particularly so for families with young children, people with caring responsibilities in regard to those with disabilities, wheelchair users, and older people who may consider themselves to be vulnerable and less likely to venture out without clear signage and lighting, and pavements that can be navigated safely by them and their carers. The enhancements proposed, through improved design will create a greater sense of place and aid in improving both health and wellbeing.

An additional grouping for whom there may be positive impacts are people with less visible disabilities or conditions, including people with neurodiverse conditions. For example, a cluttered space can cause overstimulation for some people with autism, and many autistic people need space around them, which means that narrow passageways can cause stress. The design code promotes excellent quality of design which not only supports social inclusion but mitigates any negative impacts of design that is not inclusive for all.

The ESHIA records that there would also be a projected neutral impact or low positive impact for those individuals and households that we may consider to be vulnerable by virtue of their circumstances, by improving the area of the town centre for the benefit of all. Whilst these are not defined as Protected Characteristics within equality legislation, it has been a matter of good practice in Shropshire for us to consider their needs as well, within a tenth grouping termed Social Inclusion. This includes low income households, households in rural areas, and individuals at risk of or experiencing homelessness. The Council also seeks to have due regard to the needs of veterans and serving members of the armed forces and their families, and to the needs of young people leaving care. The equality impacts ahead of consultation are again anticipated to be low positive.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

A minimum 6-week period of public consultation is proposed, commencing in October 2025 on the consultation draft of the Shrewsbury Town Centre Design Code.

It is envisaged that any issues relating to equality, social inclusion, and health considerations that are raised during the consultation will be reviewed at the end of the consultation process and the draft design code amended accordingly as necessary.

Further ESHIA would be carried out on the final draft of this Design Code informed by the proposed public consultation, which would in due course be brought back to Cabinet. This will enable the Council to factor in feedback from people in the Protected Characteristic groupings and our additional groupings, and feedback in regard to health and well being impacts, alongside any received in regard to environmental and economic well being impacts, across all groupings in the community. The follow up ESHIAs will also record where responses may have been low from people in particular groupings, warranting further ongoing engagement.

The Council will draw upon the learning from design schemes across our market towns in Shropshire, which include the Heritage Action Zone (HAZ) scheme in Oswestry, that promotes and endorses excellent quality design and place shaping

at the heart of regeneration schemes. This in turn leads to improved physical access, sense of place around towns by people in Protected Characteristic groupings and those we may describe as vulnerable.

The Council will also draw upon strategic policy around public transport infrastructure including Active Travel, and best alignment with economic growth strategy development and with implementation of cultural and leisure strategy actions. These strategies all very much include efforts to promote social inclusion and in so doing achieve equality of opportunity for people in Protected Characteristic groupings to safely access economic, leisure and cultural opportunities in market towns

Associated ESHIAs

A recent ESHIA for the Shrewsbury Movement and Public Space Strategy went to Cabinet in December 2024. The overlap between the design code and the Movement Strategy is important to recognise as both will provide positive impact for Shrewsbury. The involvement in delivering the Shrewsbury Big Town plan for each of these ESHIAs ensures that that future public consultations in Shrewsbury continue to engage with Protected Characteristic Groupings.

ESHIAs were also previously carried out in relation to the development of the Council's Economic Growth Strategy 2022 - 2027, before and following public consultation. These provide useful additional context for the overall strategic policy of the Council towards economic growth as an integral element of place shaping approaches across the County.

An initial Equality, Social and Health Impact Assessment (ESHIA) completed for the Shrewsbury Big Town Plan was signed off on 17th October 2018 with a follow up ESHIA in January 2021

Actions to mitigate likely negative impact, enhance positive impact, and review and monitor the overall impacts with regard to climate change impacts and with regard to economic and societal impacts

The Design Code outlines a comprehensive approach to climate resilience, sustainability and social inclusion and place shaping through the following measures noted within the document:

Nature & Green Infrastructure

- **Green Infrastructure:** Encourages integration of green spaces, street trees, rain gardens, and riverfront enhancements to support biodiversity, reduce urban heat, and manage flood risk
- **Green Roofs and Walls:** Promotes urban greening and biodiversity net gain, with emphasis on microclimates and water attenuation
- **Sustainable Drainage:** Advocates for SuDS including permeable surfaces, rain gardens, and rainwater harvesting to reduce runoff and flood risk
- **Biodiversity:** Encourages habitat creation (e.g. bee bricks, bird boxes, hedgehog highways) and ecological networks to enhance resilience

Resources & Energy

- **Passive Design:** Optimises building orientation and massing to reduce overheating and improve daylighting
- **Solar Energy:** Encourages integration of photovoltaics (PVs) with sensitivity to roofscape and townscape character
- **Retrofitting:** Promotes reuse of existing buildings and materials to reduce embodied carbon
- **Embodied & Whole Life Energy:** Advocates for fabric-first approaches, sustainable sourcing, and low-carbon heating systems like ground source heat pumps
- **Water Saving:** Recommends greywater recycling and rainwater reuse systems

Economic and Societal Impacts

Public Realm & Safety

- **Inclusive Public Spaces:** Promotes accessible, safe, and sociable environments with high-quality street furniture and planting
- **Safety and Security:** Embeds principles of natural surveillance, lighting, and clear boundaries to foster community confidence and reduce crime and encourage social inclusion, interaction and events.
- **Hostile Vehicle Mitigation:** Integrates passive security features (e.g. planters, seating) to protect public spaces without visual clutter

Active Travel and Movement

- **Active Travel:** Prioritises walking and cycling infrastructure to improve health, reduce emissions, and support local economies. Combining with the safety and security mentioned above to encourage outdoor exercise and movement during the darker and less active winter months.
- **Street Typologies:** Redesigns streets to balance movement and placemaking, enhancing pedestrian experience and business frontage.

Homes and Mixed Use

- **Residential Quality:** Ensures accessible, adaptable, and well-lit homes that promote wellbeing and community interaction
- **Active Frontages:** Encourages visible, engaging ground-floor uses to animate streets and support local commerce.

Social Value and Engagement

- The design code promotes meaningful community engagement, including co-design and consultation with underrepresented groups, to ensure developments reflect local needs and aspirations.

- A design review process is proposed to assess social value, including job creation, skills development, and inclusive access

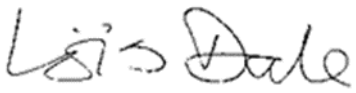
Review and Monitoring of Overall Impacts

The Design Code includes a structured approach to monitoring and accountability:

- **Self-Assessment Checklist:** Applicants must complete a detailed checklist demonstrating how their proposals comply with the Code's guidance, including climate, economic, and social criteria
- **Planning Conditions:** The Council will use planning conditions to secure design quality and adherence to sustainability principles throughout the development lifecycle
- **Design Review Panel:** A multidisciplinary panel will assess proposals for design quality and social value

Scrutiny at Stage One screening stage

People involved	Signatures	Date
Lead officer for the proposed service change	Edward West 	19/08/2025
Officer carrying out the screening	Claire Evans 	19/08/2025
*Any other internal service area support**		
*Any external support*** Phillip Northfield (Public Health – Integration & Inequalities Officer)		27/08/2025 29/08/2025

Lois Dale Senior Insights and Research EDI Specialist		

This refers to other officers within the service area
****This refers to support external to the service but within the Council, e.g, the Senior insights and Research EDI Specialist, Public Health colleagues, the Feedback and Insight Team, performance data specialists, Climate Change specialists, etc.***

Sign off at Stage One screening stage

Name	Signatures	Date
Lead officer's name	Edward West 	29/08/2025
Service manager's name		

This may either be the Head of Service or the lead officer

B. Detailed Screening Assessment

Aims of the service change and description
The Draft Design Code sets out an aspiration for high quality design throughout Shrewsbury town centre, establishing a new standard for placemaking. This Design Guide provides overarching design guidance for Shrewsbury town centre. The areas of the town centre that it covers are detailed below and had been previously defined by the Shrewsbury Big Town Plan. Its primary purpose is to ensure new development respects and enhances the character whilst setting a benchmark for design quality and placemaking. This report is designed to be read alongside the High-Quality Design SPD for Shropshire which seeks to provide design guidance for the areas of Shrewsbury outside of these referenced below.



Figure 1 Shrewsbury town centre character areas as defined in the Big Town Plan

This Design Code sets out how design can contribute to the delivery of an equitable, sustainable, and beautiful town centre. Design in Shrewsbury should be approached positively, focused around delivering a great place to live, visit and work.

Design in Shrewsbury should be:

Characterful - Healthy - Connected - Green - Varied - Sustainable – Engaged

A key element within the Draft Design Code is the inclusion of Shrewsbury Character, and guidance on how to address these characteristics is set out in the rest of the document. This is significant to ensure any future development positively contributes to Shrewsbury's Character.
These include:

1. Landform and topography
2. Strong Relationship to the River Severn
3. Fine urban grain

4. A ‘Green’ town
5. A network of public spaces
6. Human scale
7. Celebration of Landmark Buildings
8. Variety and Contrast
9. Verticality
10. Varied roofscape
11. Definition of the Base, Middle and Top
12. Intricate patterning and detailing

Intended audiences and target groups for the service change

Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Being clear and ‘plain speaking’, avoiding the use of jargon or technical terms where possible.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider public in various formats for accessibility.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Responding quickly and effectively to enquiries received from stakeholders and members of the public.

The objectives of the consultation process were as follows:

- To undertake a multi-phase consultation to ensure that members of the local community and key stakeholders had the opportunity to comment and influence the development proposals at:

  (a) an early, formative stage and
  (b) a more detailed design stage.

- To demonstrate best practice in consultation delivery, ensuring the consultation was accessible, thorough, and robust.
- To proactively demonstrate where feedback from the consultation has influenced the scheme design.
- To use the consultation and engagement process to fully explain the proposals in context, and as an opportunity to address any sensitive issues or concerns.

The different audience groups identified were:

- Elected representatives – including representatives to Shrewsbury Town Council, Shropshire Council, and Members of Parliament.
- Directly affected residents – i.e. those living close to the proposed site.

- Local organisations and businesses – including schools and colleges, civic organisations, museums and cultural attractions, environmental groups and residents' organisations.

Evidence used for screening of the service change

- Shrewsbury Big Town Plan 2018
- Economic Growth Strategy 2022-2027
- Shrewsbury Movement and Public Space Strategy 2024

Specific consultation and engagement with intended audiences and target groups for the service change

Consultation and engagement are a key part of developing a design code. Subject to approval, the following activity is planned as part of the consultation process on the Shrewsbury Town Centre Design Code:

- The use of social media channels and Council websites.
- Engagement with key stakeholder organisations such as, Historic England, and associated Town Councils.
- Potential for a public consultation event(s).

The consultation materials will be made available on the Shropshire Council website and promoted by the Local Planning Authority and supported by the Shrewsbury Big Town Plan partnership.

The public consultation period for the Draft Shrewsbury Town Centre Design Code is proposed to run for a minimum 6 week period commencing in October 2025.

The consultation would comply with Shropshire Council's Statement of Community Involvement

Initial equality impact assessment by grouping (Initial health impact assessment is included below this table)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings locally identified in Shropshire	**High negative impact** *Stage Two ESHIA required*	**High positive impact** *Stage One ESHIA required*	**Medium positive or negative impact** *Stage One ESHIA required*	**Low positive, negative, or neutral impact (please specify)** *Stage One ESHIA required*
Age (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with a disability)			Low to medium positive	
Disability (please include cancer; HIV/AIDS; learning disabilities; mental health conditions and syndromes; multiple sclerosis; neurodiverse conditions such as autism; hidden disabilities such as Crohn's disease; physical and/or sensory disabilities or impairments)			Low to medium positive	
Gender re-assignment (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				Neutral
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				Neutral
Pregnancy and Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Low to medium positive	
Race (please include ethnicity, nationality, culture, language, Gypsy, Roma, Traveller)				Neutral
Religion or Belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Veganism, Zoroastrianism, and any others)				Neutral

Sex (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Low to medium positive	
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				Neutral
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty or on low incomes; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities)				Low positive
Other: Veterans and serving members of the armed forces and their families				Low positive
Other: Young people leaving care				Low positive

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	**High negative impact** *Part Two HIA required*	**High positive impact**	**Medium positive or negative impact**	**Low positive negative or neutral impact (please specify)**
Will the proposal have a *direct impact* on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation? .				Low Positive Impact
Will the proposal *indirectly impact* an				Low Positive Impact –

individual's ability to improve their own health and wellbeing? For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?				improvements to active travel routes and additional retail and other facilities will encourage greater walking and cycling uptake across the wider town centre.
Will the policy have a *direct impact* on the community - social, economic and environmental living conditions that would impact health? For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?				Low Positive Impact – increase in potential employment opportunities, as well as additional housing availability
Will there be a likely change in *demand* for or access to health and social care services? For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services? .				Neutral to no impact

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding.

It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Stage One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, a Stage One ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the national Protected Characteristic groupings and our additional local categories. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second Stage One ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive.

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called 'due regard' of the needs of people in Protected Characteristic groupings.

If the screening indicates that there are likely to be high negative impacts for groupings within the community, the service area would need to take advice on whether or not to carry out a full report, or Stage Two assessment. This is resource intensive but will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Stage Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government. The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIAs) come in. Where you carry out an ESHIA in your service area~~,~~ this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet or to Strategic Licensing Committee.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any likely positive effects for a group or groupings; and
- What actions you are planning to monitor and review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

There are nine Protected Characteristic groupings defined in the Equality Act 2010. The full list of groupings is: Age; Disability; Gender Reassignment; Marriage and Civil Partnership; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation.

There is also intersectionality between these. Eg a young person with a disability would be in the groupings of Age and Disability, and if they described themselves as having a faith they would then also be in the grouping of Religion or Belief. We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

For the individuals and groupings who may be affected, ask yourself what impact do you think is likely and what actions will you currently anticipate taking, to mitigate or enhance likely impact of the service change? If you are reducing a service, for example, there may be further use you could make of awareness raising through social media and other channels to reach more people who may be affected.

Social inclusion is then a wider additional local category we use in Shropshire, in order to help us to go beyond the equality legislation in also considering impacts for individuals and households with regard to the circumstances in which they may find themselves across their life stages. This could be households on low incomes, or households facing challenges in accessing services, such as households in rural areas, and veterans and serving members of the armed forces and their families, or people that we might consider to be vulnerable, such as young people leaving care or refugee families.

Please note that the armed forces are now a grouping to whom we are required to give due regard under recent Armed Forces legislation, although in practice we have been doing so for a number of years now.

We are now also identifying care leavers as a distinct separate local grouping due to their circumstances as vulnerable individuals.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.-You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove or reconfigure a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

Carry out and record your equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.

- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

3. **Council wide and service area policy and practice on health and wellbeing**

This is a relatively new area to record within our overall assessments of impacts, for which we are asking service area leads to consider health and wellbeing impacts, and to look at these in the context of direct and indirect impacts for individuals and for communities.

A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community**?**

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further advice: please contact
Lois Dale via email lois.dale@shropshire.gov.uk, or
Phil Northfield via email Phillip.Northfield@shropshire.gov.uk

Committee and Date

Cabinet
10th September 2025

Item

Public

Treasury Management Update Quarter 1 2025/26

Responsible Officer:	James Walton
email:	James.walton@shropshire.gov.uk
Cabinet Member (Portfolio Holder):	Roger Evans, Finance

1. Synopsis

The Council currently holds £39m in investments and £420m of borrowing. This report shows the return on those investments over quarter 1, the economic outlook for the next 3 years and confirms activities align with the Council approved Treasury Management Strategy.

2. Executive Summary

2.1. The report outlines the treasury management activities of the Council in the first quarter of 2025/26. It highlights the economic environment in which treasury management decisions have been made and the interest rate forecasts of the Council's Treasury Advisor, MUFG. It also updates Members on the internal treasury team's performance.

2.2. During Quarter 1 the finance team achieved a gross return of 4.253% on the Council's cash balances which was lower than the benchmark by 0.06%. This was due to the need to hold funds liquid due to low cash balances being held. The returns amount to additional income of £0.898m during the quarter which is included within the Council's outturn position in the Financial Monitoring Report. Further details on this are provided in paragraph 8.4 of the report. The Monetary Policy Committee (MPC) reduced the Bank Rate to 4.25% in May 2025. The Bank Rate is expected to decrease later in the year if inflation forecasts can remain low. The latest forecasts as at 10th February are included in the table below.

2.3. An overview of the general economic position is included as Appendix A, and with further detail in Appendix D. Decisions on Council investment activity are influenced by this wider context.

2.4. The council had £39m invested at the end of the period, as set out in Appendix A. In the last financial year internal borrowing was around £152.6m, meaning that borrowing which otherwise would have been external could be funded internally, thereby saving significant costs for the authority over the years. However, as cash balances held have reduced, the Council reduced the under-borrowed position by £41m in 2024/25. During 2025/26, the Council plans to further reduce this position by securing external borrowing rather than using internal borrowing against our cash balances.

2.5. Taking the likely need to borrow before the end of the calendar year and current expectations of future Bank Rates, the Council will profile borrowing decisions in a way which secures the best value, in line with specialist advice, while still ensuring sufficient cashflow liquidity to manage day-to-day operations.

2.6. Under the CIPFA Treasury Management Code, it is best practice to provide quarterly Treasury Management updates. This report demonstrates compliance with that best practice.

3. Recommendations

3.1. Members are asked to review the position as set out in the report

3.1.1. Noting the summary of the wider economic environment and the Council's borrowings and investments set out in Appendix A

3.1.2. Noting the performance within prudential indicators for quarter 1, 2025/26 (Appendix B)

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The assessment and management of risk are key considerations for any Treasury Management approach. Compliance with the CIPFA Code of Practice on Treasury Management, the Council's Treasury Policy Statement and Treasury Management Practices and the Prudential Code for Capital Finance together with the rigorous internal controls will enable the Council to manage the risk associated with Treasury Management activities and the potential for financial loss.

4.2. The Council's Audit Committee is the committee responsible for ensuring effective consideration of the Council's Treasury Management Strategy and policies.

4.3. The recommendations contained in this report are compatible with the provisions of the Human Rights Act 1998.

4.4. There are no direct environmental, equalities or climate change consequences arising from this report.

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4.5. Risk table

Risk	*Mitigation*
Security of funds	The Council maintains an Annual Investment Strategy which ensures that minimum acceptable credit criteria is applied for all investments to ensure that only highly creditworthy counterparties are used which enables diversification across all investments. The Council uses a treasury advisor, MUFG to provide a creditworthiness service of all potential investment counterparties, which is continuously monitored and updated as needed.
Managing liquidity	The Council undertakes cash flow monitoring which highlights anticipated cash transactions for the upcoming 18 months. All departments are requested to provide details of large value income and expenditure transactions that may impact on the authority's cash flow position. This is tracked on a daily basis and continuously updated to ensure that cash is held appropriately liquid should there be a need to use the funds.
Achievement of investment benchmark	Investments undertaken by the Finance team are benchmarked against the Sterling Overnight Index Average (SONIA). The key factors in tracking performance of investments, is the cash balance available to invest and the return that is achieved on investments made. When interest rates are rising in the economy, it may be that previous investments that were fixed have now become less favourable, and so there is a higher risk that the benchmark may not be achieved. The availability of cash for investing has also become a key factor, especially in a period where reserves and hence cash balances have reduced. Also during the months of February and March the Council does not collect Council Tax and so cash balances reduce during these months in particular. In order to manage this period, cash is held in call accounts or highly liquid investments rather than being placed into longer term fixed interest investments. The main priority for the Council is always to maintain liquidity and the security of funds over chasing investment returns.

5. Financial Implications

5.1. Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions

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aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. The Council makes assumptions about the levels of borrowing and investment income over the financial year. Reduced borrowing as a result of capital receipt generation or delays in delivery of the capital programme will both have a positive impact of the council's cash position. Similarly, higher than benchmarked returns on available cash will also help the Council's financial position. For monitoring purposes, assumptions are made early in year about borrowing and returns based on the strategies agreed by Council in the preceding February. Performance outside of these assumptions results in increased or reduced income for the Council.

5.3. The Quarter 1 performance is slightly below the benchmark and has delivered net income of £0.898m. Further details on the performance against benchmark are detailed in paragraph 8.3.

5.4. As at 30 June 2025 the Council held £39million in investments as detailed in Appendix A and borrowing of £420million at fixed interest rates. There has been no significant change in the level of investments, and no additional borrowing has been undertaken in the first quarter of 2025/26. However, new borrowing will be undertaken later in 2025/26

6. Climate Change Appraisal

6.1. The Council's Financial Strategy includes proposals to deliver a reduced carbon footprint for the Council therefore the Finance Team is working with the Council to achieve this. There are no direct climate change impacts arising from this report. Shropshire Council's investment portfolio has no direct scope 1, 2 or 3 emissions. It comprises of straightforward cash deposits with financial institutions and other Local Authorities.

7. Background

7.1. The Council defines its treasury management activities as "the management of the authority's borrowing, investments and cash flows, its banking, money market and capital market transactions, the effective control of the risks associated with those activities, and the pursuit of optimum performance consistent with those risks". The report informs Members of the treasury activities of the Council between 1 April 2025 and 30 June 2025.

7.2. For wider context and consideration of the global financial outlook, an economic and borrowing update for the first quarter is considered in Appendix D.

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8. Additional Information

8.1. The Council receives its treasury advice from MUFG. Their latest interest rate forecasts to 31 March 2028 are shown below. The Bank Rate reduced from 4.50% to 4.25% during quarter 1, and further rate reductions are anticipated during the remainder of the year.

MUFG Corporate Markets Interest Rate View 10.02.25													
	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28
BANK RATE	4.50	4.25	4.25	4.00	3.75	3.75	3.75	3.50	3.50	3.50	3.50	3.50	3.50
3 month ave earnings	4.50	4.30	4.30	4.00	3.80	3.80	3.50	3.50	3.50	3.50	3.50	3.50	3.50
6 month ave earnings	4.40	4.20	4.20	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50	3.50	3.50
12 month ave earnings	4.40	4.20	4.20	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50	3.50	3.60
5 yr PWLB	5.00	4.90	4.80	4.70	4.60	4.50	4.40	4.40	4.30	4.20	4.20	4.10	4.00
10 yr PWLB	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.70	4.60	4.50	4.50	4.40	4.40
25 yr PWLB	5.80	5.70	5.60	5.50	5.40	5.30	5.20	5.10	5.00	5.00	4.90	4.90	4.80
50 yr PWLB	5.50	5.40	5.30	5.20	5.10	5.00	4.90	4.80	4.70	4.70	4.60	4.60	4.50

8.2. The Council aims to achieve the optimum return on investments commensurate with the proper levels of security and liquidity. In the current economic climate, it is considered appropriate to:

- Keep investments short term (up to 1 year),
- Only invest with highly credit rated financial institutions using Link's suggested creditworthiness approach, including sovereign credit rating and Credit Default Swap (CDS) overlay information provided by Link.

The Finance Team continue to take a prudent approach keeping investments short term and with the most highly credit rated organisations.

8.3. In the first quarter of 2025/26 the internal finance team's return achieved was marginally lower than its benchmark by 0.06%. The gross investment return was 4.253% compared to the benchmark of 4.313%. As cash balances held are lower than in previous years, the Council need to ensure cash balances are highly liquid, resulting in lower interest rates on short term deals. Whilst returns on investment are important, as we strive to achieve the best investment we can, the Council's priority is always to ensure security of funds and ensure we hold sufficient liquid balances. With this in mind, this will often mean that we cannot secure the higher rate investments as these are offered to longer term deals. The Council does receive benchmarking analysis of its investments in relation to its comparative group and throughout the first quarter of 2025/26, its performance on investment were considered in line with the other organisations.

8.4. The net investment income achieved during the first quarter was £0.898m which is included in the Council's outturn position in the financial outturn position.

8.5. A full list of investments held as at 30 June 2025, compared to MUFG's counterparty list, and changes to Fitch, Moody's and Standard & Poor's credit ratings are shown within MUFG's Monthly Investment Analysis Review at Appendix 1. None of the approved limits within the Annual Investment Strategy were breached during the first quarter of 2025/26. Officers continue to monitor the credit ratings of institutions on a daily basis. Delegated authority has been put in place to make any amendments to the approved lending list.

8.6. As illustrated above it is unlikely that investment rates in the market will increase above the current level of 4.25%. The average level of funds available for investment purposes in the first quarter of 2025/26 was £39.7million.

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

Council, 27 February 2025 – Treasury Strategy 2025/26

Local Member: N/A

Appendices

A. Shropshire Council Monthly Investment Analysis Review as at 30 June 2025 (provided by MUFG)

B. Prudential Indicators for Quarter 1 2025/26

C. Prudential Borrowing Approvals

D. Economic Background and Borrowing Update

Contact: James Walton james.walton@shropshire.gov.uk

Shropshire Council

Monthly Investment Analysis Review

June 2025

Monthly Economic Summary

General Economy

The S&P Global UK Manufacturing PMI rose to 47.7 in June 2025 from 46.4 in May, surpassing market expectations of 46.6 and, indicating the lowest pace of contraction in five months. Despite the improvement, the sector continued to face headwinds, with another decline in export orders. Largely driven by the impact of US tariffs, heightened geopolitical uncertainty, and strong global price competition. On the cost side, input prices continued to rise sharply, though the pace of increase eased and business sentiment remained among the weakest in over two and a half years. Meanwhile, the UK Services PMI rose to 51.3 in June 2025, from 50.9 in May and in line with forecasts, according to flash estimates. The latest data indicated another expansion in the country's dominant sector that was the strongest in three months. There was a rebound in new business intakes, but the rise was only slight, while exports continued to fall. Consequently, the S&P Global UK Composite PMI rose to 50.7 in June of 2025 from 50.3 in the previous month, slightly above market expectations of 50.5 to mark the second consecutive period of expansion in British private sector activity, according to the flash estimate.

The British economy contracted by 0.3% mom in April 2025, marking the first decline in six months and the sharpest drop since October 2023. This follows a 0.2% expansion in March and exceeded expectations of a 0.1% decline. Several factors contributed to the downturn in April, including higher energy bills and regulated service costs, the implementation of increased employers' National Insurance contributions, a rise in Stamp Duty Land Tax rates. On a broader basis the announcement of US import tariffs also weighed, having previously seen companies expand operations to front-run their imposition earlier in the year. Elsewhere, the UK's trade deficit widened sharply to £7.03 billion in April 2025 from £3.70 billion in March, marking the largest trade gap since June 2022, as exports fell while imports rose. Again, this reflected the reversal of activity by UK exporters when the tariffs were first mooted in early 2025.

The UK recorded an 89k rise in employment in the three months to April, following a 112k rise in the previous period. This marked the smallest employment gain so far this year, attributed to moderating wage growth following significant increases in payroll taxes and a 6.7% hike in the national minimum wage. Meanwhile, average weekly earnings (including bonuses) rose 5.3% y/y to £720 per week in the three months to April 2025, the least in seven months, compared with 5.6% in the previous period and forecasts of 5.5%.

The Bank of England voted 6-3 to keep the Bank Rate steady at 4.25% at its June meeting, navigating a challenging backdrop of heightened global uncertainty and persistent inflationary pressure. Three members favoured a 0.25 percentage point cut to 4%, while investors had expected a 7-2 split. The central bank noted that consumer price inflation is likely to remain broadly at current rates for the rest of the year before easing back toward the target next year.

The Consumer Price Index in the United Kingdom increased 0.2% m/m in May 2025, following a 1.2% rise in the previous month and matching market forecasts. The headline annual rate edged down to 3.4% in May, from 3.5% previously, also matching expectations. The largest downward contribution came from transport prices (0.7% vs 3.3%), reflecting falls in air fares (-5%) largely due to the timing of Easter and the associated school holidays, as well as falling motor fuel prices.

In the retail sector, overall sales dropped by 2.7% month-over-month in May 2025, a sharper decline than the expected 0.5% fall, following an upwardly revised 1.3% increase in April. This was the steepest monthly drop since December 2023, driven largely by a 5% fall in food store sales—the biggest decline since May 2021—due to reduced supermarket sales. Meanwhile, the GfK Consumer Confidence Index for the United Kingdom increased by 2 points to -18 in June 2025, marking its second consecutive monthly gain after readings of -23 in April and -20 in May. Elsewhere, public sector net borrowing (excluding public sector banks) in the UK rose to £17.7 billion in May 2025, slightly above £17.0 billion a year earlier and exceeding market expectations of £17.1 billion. Total public sector spending increased by £6.4 billion from a year ago, driven by higher spending on public services and benefits, partially offset by a £0.7 billion reduction in debt interest.

US Economy
The US economy added 139K in May 2025, a small slowdown from April's downwardly revised 147K, but slightly above forecasts of 130K. Meanwhile, the US economy contracted at an annualised rate of 0.5% in Q1 2025, a sharper decline than the second estimate of a 0.2% drop and the first quarterly contraction in three years. The weaker GDP figure was largely driven by significant downward revisions to consumer spending and exports.
Finally, the annual inflation rate in the US rose for the first time in four months to 2.4% in May 2025 from April's 2.3%, the lowest since 2021, but came in below expectations of 2.5%.

EU Economy
The annual inflation rate in the Eurozone confirmed at 1.9% year-on-year in May 2025, down from 2.2% in April and dipping below the European Central Bank's 2.0% target for the first time since September 2024. Meanwhile, the core inflation rate, which excludes volatile food and energy prices, fell to 2.3% in May 2025 from 2.7% in the previous month, aligned with preliminary estimates and below the initial market expectations of 2.5%. The Eurozone economy expanded 1.5% year-on-year in the first quarter of 2025, higher than 1.2% in the previous estimates, and the strongest annual performance since Q4 2022. It follows a 1.2% rise in Q4 2024. Gross fixed capital formation rebounded (1.9% vs -1.8%) and both exports (2.3% vs 1.2%) and imports (3.3% vs 1.3%) rose faster. In contrast, a small slowdown was seen for household (1.3% vs 1.6%) and government (2.1% vs 2.4%) spending. Among the bloc's largest economies, the German GDP stalled, but expansions were recorded in France (0.6%), Italy (0.7%), Spain (2.8%), and Netherlands (2%).

Housing
The Halifax House Price Index in the UK increased 2.5% y/y in May 2025, the smallest gain in ten months, easing from a 3.2% rise in April. The Nationwide House Price Index rose by 3.5% y/y in May 2025, following a 3.4% increase in April and above market expectations of a 2.9% rise.

Currency
Sterling appreciated against the Dollar, but depreciated against the Euro.

June	Start	End	High	Low
GBP/USD	$1.3554	$1.3704	$1.3734	$1.3427
GBP/EUR	€1.1852	€1.1674	€1.1877	€1.1674

Interest Rate Forecasts
MUFG Corporate Markets and Capital Economics maintained their current forecasts.

Bank Rate	Now	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28
MUFG Corporate Markets	4.25%	4.25%	4.00%	3.75%	3.75%	3.75%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Capital Economics	4.25%	4.00%	3.75%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	-

Shropshire Council

Current Investment List

Borrower	Principal (£)	Interest Rate	Start Date	Maturity Date	Lowest LT / Fund Rating	Historic Risk of Default	Expected Credit Loss (£)
MMF Aberdeen Standard Investments	15,000,000	4.29%		MMF	AAAm		
MMF Insight	15,000,000	4.29%		MMF	AAAm		
DMO	4,300,000	4.21%	30/06/2025	11/07/2025	AA-	0.001%	0
East Dunbartonshire Council	5,000,000	4.26%	20/06/2025	31/07/2025	AA-	0.002%	0
Total Investments	**£39,300,000**	**4.28%**				0.001%	£0

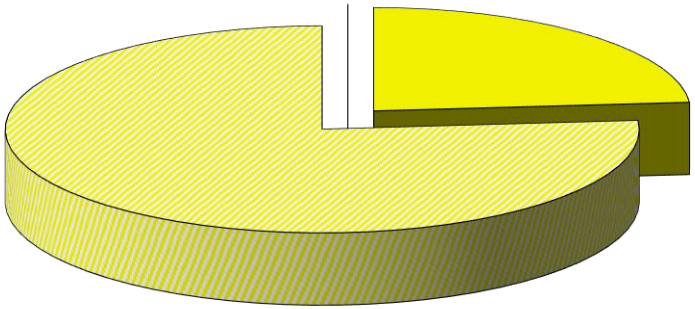
Note: An historic risk of default is only provided if a counterparty has a counterparty credit rating and is not provided for an MMF or USDBF, for which the rating agencies provide a fund rating. The portfolio's historic risk of default therefore measures the historic risk of default attached only to those investments for which a counterparty has a counterparty credit rating and also does not include investments which are not rated.

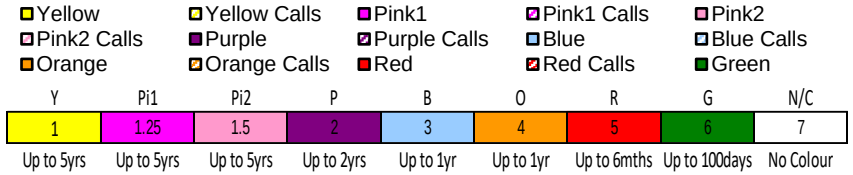
The Historic Risk of Default column is based on the lowest long term rating. If clients are using this % for their Expected Credit Loss calculation under IFRS 9, please be aware that the Code does not recognise a loss allowance where the counterparty is central government or a local authority since relevant statutory provisions prevent default. For these instruments, the Expected Credit Loss will be nil. Please note that we are currently using Historic Default Rates from 1990-2024 for Fitch, 1983-2024 for Moody's and 1981-2024 for S&P.

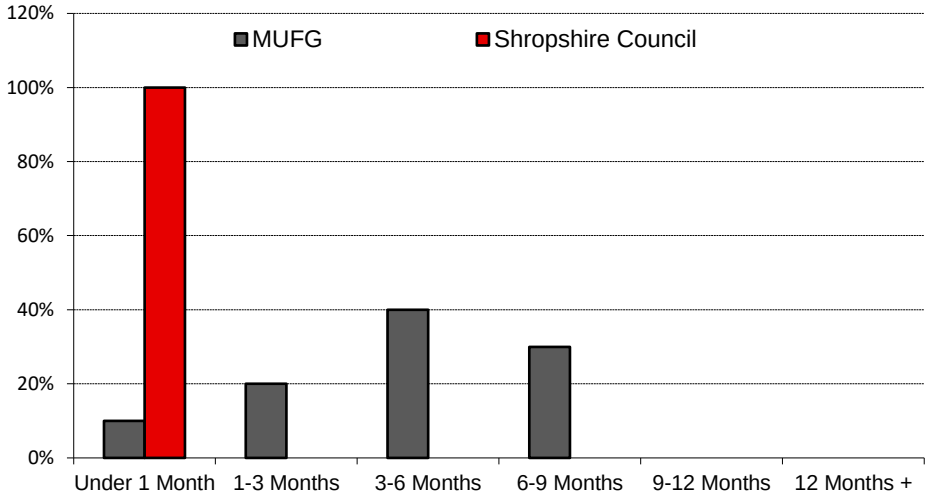
Where MUFG Corporate Markets have provided a return for a property fund, that return covers the 12 months to March 2025, which are the latest returns currently available.

Shropshire Council

Portfolio Composition by MUFG's Suggested Lending Criteria







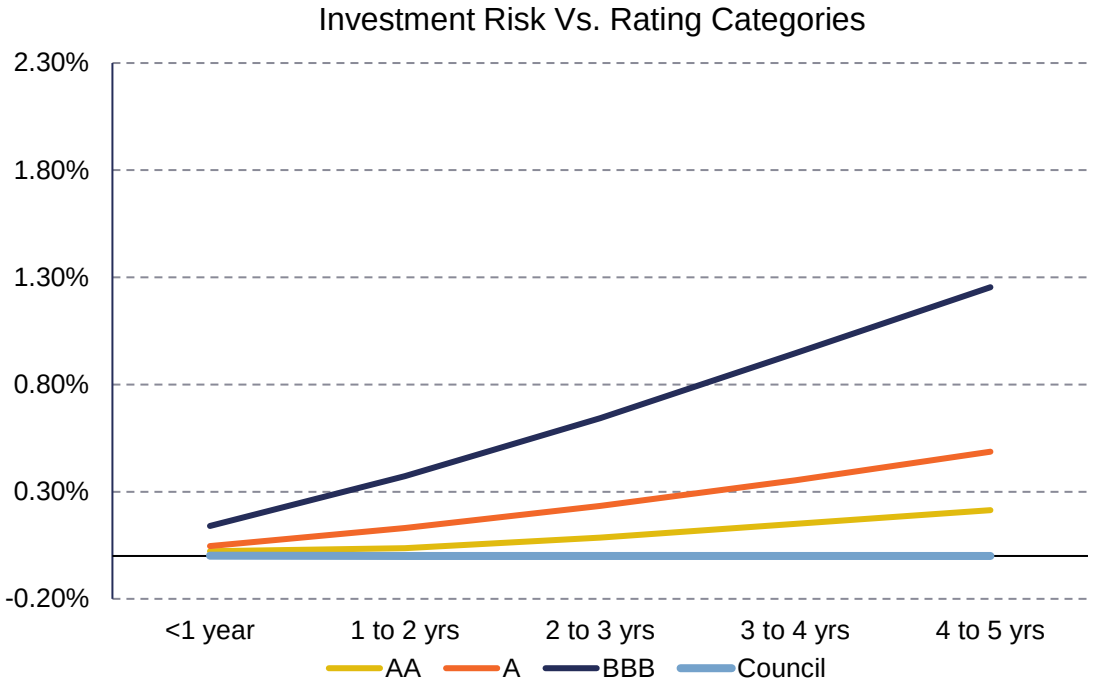
Portfolios weighted average risk number = 1.00

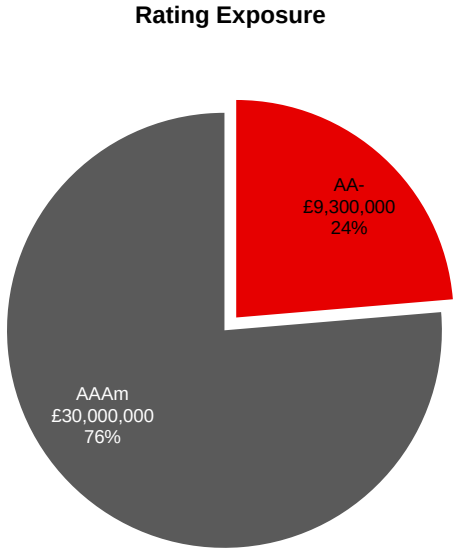
WARoR = Weighted Average Rate of Return
WAM = Weighted Average Time to Maturity

	% of Portfolio	Amount	% of Colour in Calls	Amount of Colour in Calls	% of Call in Portfolio	WARoR	WAM	WAM at Execution	Excluding Calls/MMFs/USDBFs WAM	WAM at Execution
Yellow	100.00%	£39,300,000	76.34%	£30,000,000	76.34%	4.28%	5	6	22	27
Pink1	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Pink2	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Purple	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Blue	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Orange	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Red	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
Green	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
No Colour	0.00%	£0	0.00%	£0	0.00%	0.00%	0	0	0	0
	100.00%	**£39,300,000**	**76.34%**	**£30,000,000**	**76.34%**	**4.28%**	**5**	**6**	**22**	**27**

Shropshire Council

Investment Risk and Rating Exposure





Historic Risk of Default

Rating/Years	<1 year	1 to 2 yrs	2 to 3 yrs	3 to 4 yrs	4 to 5 yrs
AA	0.02%	0.04%	0.09%	0.15%	0.21%
A	0.05%	0.13%	0.23%	0.35%	0.49%
BBB	0.14%	0.37%	0.64%	0.95%	1.25%
Council	0.00%	0.00%	0.00%	0.00%	0.00%

Historic Risk of Default
This is a proxy for the average % risk for each investment based on over 30 years of data provided by Fitch, Moody's and S&P. It simply provides a calculation of the possibility of average default against the historical default rates, adjusted for the time period within each year according to the maturity of the investment.

Chart Relative Risk
This is the authority's risk weightings compared to the average % risk of default for “AA”, “A” and “BBB” rated investments.

Rating Exposures
This pie chart provides a clear view of your investment exposures to particular ratings.

Note: An historic risk of default is only provided if a counterparty has a counterparty credit rating and is not provided for an MMF or USDBF, for which the rating agencies provide a fund rating. The portfolio’s historic risk of default therefore measures the historic risk of default attached only to those investments for which a counterparty has a counterparty credit rating and also does not include investments which are not rated.

Shropshire Council

Monthly Credit Rating Changes
FITCH

Date	Update Number	Institution	Country	Rating Action
03/06/2025	2080	Deutsche Bank AG	Germany	The Short Term Rating was upgraded to F1 from F2.
12/06/2025	2081	Clydesdale Bank PLC	United Kingdom	The Stable Outlook on the Long Term Rating was removed and the Long Term Rating was placed on Positive Watch.
16/06/2025	2082	Belgium (Sovereign)	Belgium	The Sovereign Rating was downgraded to A+ from AA-.
27/06/2025	2084	National Westminster Bank PLC	United Kingdom	The Long Term Rating was upgraded to AA- from A+ and the Short Term Rating was upgraded to F1+ from F1. The Outlook on the Long Term Rating also was changed to Stable from Positive.
27/06/2025	2084	Natwest Markets Plc	United Kingdom	The Long Term Rating was upgraded to AA- from A+ and the Short Term Rating was upgraded to F1+ from F1. The Outlook on the Long Term Rating also was changed to Stable from Positive.
27/06/2025	2084	The Royal Bank of Scotland Plc	United Kingdom	The Long Term Rating was upgraded to AA- from A+ and the Short Term Rating was upgraded to F1+ from F1. The Outlook on the Long Term Rating also was changed to Stable from Positive.
30/06/2025	2085	Clydesdale Bank PLC	United Kingdom	The Long Term Rating was upgraded to A from A-. The Positive Watch on the Long Term Rating was removed and the Long Term Rating was placed on Stable Outlook.

Shropshire Council

Monthly Credit Rating Changes
S&P

Date	Update Number	Institution	Country	Rating Action
				No changes to report.

Shropshire Council

Monthly Credit Rating Changes
MOODY'S

Date	Update Number	Institution	Country	Rating Action
18/06/2025	2083	Principality Building Society	United Kingdom	The Outlook on the Long Term Rating was changed to Positive from Stable.

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APPENDIX B – PRUDENTIAL INDICATORS FOR QUARTER 1

Prudential Indicator	2025/26 Indicator £m	Quarter 1 – Actual £m	Quarter 2 – Actual £m	Quarter 3 – Actual £m	Quarter 4 – Actual £m
Non HRA Capital Financing Requirement (CFR)	455	317			
HRA CFR	111	103			
Gross borrowing	566	420			
Investments	75	39			
Net borrowing	491	381			
Authorised limit for external debt	748	420			
Operational boundary for external debt	660	420			
Limit of fixed interest rates (borrowing)	748	420			
Limit of variable interest rates (borrowing)	374	0			
Internal Team Principal sums invested > 364 days	70	0			
Maturity structure of borrowing limits	%	%	%	%	%
Under 12 months	25	19			
12 months to 2 years	25	16			
2 years to 5 years	50	3			
5 years to 10 years	75	21			
10 years to 20 years	100	14			
20 years to 30 years	100	18			
30 years to 40 years	100	4			
40 years to 50 years	100	3			
50 years and above	100	2			

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APPENDIX C -PRUDENTIAL BORROWING APPROVALS

Prudential Borrowing Approvals	Date Approved	Amount Approved	Applied (Spent) 2006/07	Applied (Spent) 2007/08	Applied (Spent) 2008/09	Applied (Spent) 2009/10	Applied (Spent) 2010/11	Applied (Spent) 2011/12	Applied (Spent) 2012/13	Applied (Spent) 2013/14	Applied (Spent) 2014/15	Applied (Spent) 2015/16	Applied (Spent) 2016/17	Applied (Spent) 2017/18	Applied (Spent) 2018/19	Applied (Spent) 2019/20	Applied (Spent) 2020/21	Applied (Spent) 2021/22	Applied (Spent) 2022/23	Applied (Spent) 2023/24	Applied (Spent) 2024/25	Budgeted 2025/26	Budgeted 2026/27	Budgeted 2027/28	First year MRP Charged	Asset Life	Final year MRP Charged
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£			
Monkmoor Campus	24/02/2006	3,580,000																									
Capital Receipts Shortfall -Cashflow	24/02/2006	5,000,000																									
Applied:																											
Monkmoor Campus			3,000,000		0																				2007/08	25	2031/32
William Brooks					0		3,580,000																		2011/12	25	2035/36
Tern Valley					2,000,000																				2010/11	35	2044/45
		8,580,000	**3,000,000**	**0**	**2,000,000**	**0**	**3,580,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**			
Highways	24/02/2006	2,000,000	2,000,000																						2007/08	20	2026/27
Accommodation Changes	24/02/2006	650,000	410,200	39,800																					2007/08	6	2012/13
Accommodation Changes - Saving	31/03/2007	-200,000																									
		450,000	**410,200**	**39,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**			
William Brooks	18/07/2006	0					0																		2011/12	25	2035/36
Primary School Capital Programme	19/12/2006	0					0	0																	2012/13	25	2036/37
The Ptarmigan Building	05/11/2009	3,744,000				3,744,000																			2010/11	25	2034/35
The Mount McKinley Building	05/11/2009	2,782,000				2,782,000																			2011/12	25	2035/36
The Mount McKinley Building	05/11/2009	0					0																		2011/12	5	2015/16
Capital Strategy Schemes - Potential Capital Receipts shortfall	25/02/2010	187,600					0	0	0	0	0	0	0	0	0	0	0									25	
- Desktop Virtualisation						187,600	0																		2010/11	5	2014/15
Carbon Efficiency Schemes/Self Financing	25/02/2010	1,512,442					115,656	1,312,810	83,976	0	0	0	0	0	0	0	0								2011/12	5	2017/18
Transformation schemes		92,635						92,635	0	0															2012/13	3	2014/15
New School Amalgamations - Self Financing	25/02/2010	0						0	0	0	0	0	0	0	0	0									2013/14	25	2037/38
Renewables - Biomass - Self Financing	14/09/2011	92,996						82,408	98,258	-87,670	0														2014/15	25	2038/39
Solar PV Council Buildings - Self Financing	11/05/2011	56,342						1,283,959	124,584	-1,352,202	0														2013/14	25	2038/39
Depot Redevelopment - Self Financing	23/02/2012	0							0	0	0														2014/15	10	2023/24
Street Lighting - part night lighting - Self Financing	04/04/2012	0							0	0	0														2013/14	10	2022/23
Oswestry Leisure Centre Equipment - Self Financing	04/04/2012	124,521						124,521																	2012/13	5	2016/17
Leisure Services - Self Financing	01/08/2012	711,197							711,197																2013/14	5	2016/17
Mardol House Acqusition	26/02/2015	4,160,000									4,160,000	0													2015/16	25	2039/40
Mardol House Adaptation and Refit	26/02/2015	3,340,000									167,641	3,172,359	0	0	0	0									2016/17	25	2041/42
Oswestry Leisure Centre Equipment - Self Financing	01/08/2012	290,274												274,239		16,035									2018/19	5	2022/23
Car Parking Strategy Implementation	17/01/2018	590,021													588,497	1,524									2020/21	5	2024/25
JPUT - Investment in Units re Shrewsbury Shopping Centres	13/12/2017	55,299,533												52,204,603	-208,569	2,791,967	320,079	191,453							2018/19	45	2042/43
JPUT - SSC No 1 Ltd	13/12/2017	527,319												527,319													
CDL Shareholding	28/02/2019	1															1								2021/22		
Children's Residental Care	28/02/2019	2,000,000														1,381,539	230,765	38,487	316,210	33,000					2020/21	25	2044/45
Pride Hill Shopping Centre Reconfiguration - LEP Match	19/12/2019	1,928,978															434,027	842,293	652,658						AUC	45	
Pride Hill Shopping Centre Reconfiguration - Feb 22 approval	01/02/2022	2,377,000																	197,614	1,076,307	250,423	838,702			AUC	45	
Pride Hill Phase 1 Enabling Works																					13,955	0					
Multi Agency Hub - Feb 22 approval	01/02/2022	3,146,000																			0	3,146,000			AUC	45	
Greenacres Supported Living Development	24/09/2020	3,047,017																34,317	41,688	1,979	-77,983		1,047,017	2,000,000	2023/24	25	2046/47

Prudential Borrowing Approvals	Date Approved	Amount Approved	Applied (Spent) 2006/07	Applied (Spent) 2007/08	Applied (Spent) 2008/09	Applied (Spent) 2009/10	Applied (Spent) 2010/11	Applied (Spent) 2011/12	Applied (Spent) 2012/13	Applied (Spent) 2013/14	Applied (Spent) 2014/15	Applied (Spent) 2015/16	Applied (Spent) 2016/17	Applied (Spent) 2017/18	Applied (Spent) 2018/19	Applied (Spent) 2019/20	Applied (Spent) 2020/21	Applied (Spent) 2021/22	Applied (Spent) 2022/23	Applied (Spent) 2023/24	Applied (Spent) 2024/25	Budgeted 2025/26	Budgeted 2026/27	Budgeted 2027/28	First year MRP Charged	Asset Life	Final year MRP Charged
		£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£			
Bishops Castle Business Park	19/09/2019	3,111,899															2,900	1,545,647	1,271,102	55,046	0	237,204			2023/24	25	2044/45
Whitchurch Medical Practice (Pauls Moss Development)	26/07/2018	3,778,228																	171,509	1,392,326	1,644,315	570,078			2023/24	25	2047/48
Oswestry Castleview - Site Acquisition	19/12/2019	3,256,241														3,256,241									2020/21	25	2044/45
Former Morrisons Site, Oswestry	19/09/2019	3,390,145															3,390,145								2021/22	25	2045/46
Meole Brace Pitch & Putt		5,400,000																11,927	136,349	263,137	244,820	2,543,768	2,200,000		AUC	25	
Maesbury Solar Farm		2,041,173																	19,682	26,876	35,826	1,458,789	500,000		AUC	25	
Commercial Investment Fund	19/20	3,011,817																			0	552,340	1,000,000	1,459,477	2021/22	25	2044/45
The Tannery Development Block A - Land Acqusition		657,253																62,500	594,753						2022/23	25	2045/46
The Tannery Development Block A		6,356,606																			5,150	1,351,456	2,500,000	2,500,000	AUC		
The Tannery Development - Block B & C		7,471,562													3,677,844	3,456,019	311,325	16,614	3,847	5,912					2019/20	25	2045/46
Oswestry Property Acquisition	12/05/2022	3,332,304																	3,332,304						2023/24	25	2047/48
Shrewsbury Property Acquisition		3,837,012																	3,837,012						2023/24	25	2047/48
Biochar Pyrolysis - Project 1		545,000																		9,420	70,906	464,674			2023/24	25	2047/48
Biodynamic Carbon (BDC) Limited Share Holding																					500						
Biodynamic Carbon (BDC) Limited Working Capital Investment																					9,500						
Biochar Pyrolysis - Project 2		1,451,000																			227,809	1,223,191					
Biochar Pyrolysis - Project Framework		4,000																			4,000						
Recycling Bin Roll Out Programme		2,029,778																4,395	2,025,384						2022/23	10	2032//33
Highways Investment Programme	Capital Strat Feb 22	22,781,755																3,983,412	18,011,589	0	786,754				2022/23	25	2046/47
Oswestry Innovation Park		10,750,425																		4,218,112	3,060,927	1,435,093	2,036,293		2022/23	25	2046/47
Cambrian Building Oswestry - UKSPF		270,107																		14,900	142,650	112,557			2022/23	25	2046/47
Whitchurch Swimming & Leisure Facility	22/09/2022	13,371,760																	390,954	3,010,525	9,390,291	0	579,991		2026/27	40	2065/66
Previous NSDC Borrowing		955,595			821,138	134,457																			2009/10	5/25	2065/66
Capital Receipts Released By Additional Borrowing		8,226,507																		8,226,507					2024/25	25	2048/49
Shrewsbury Sports Village - Structural Improvements		440,011																			440,011						
Ptarmigan Building FRA & Refurbishment Works		467,660																			387,660	80,000					
Transformation Programme 2024-25 Expenditure Funded Through Borrowing Under EFS Approval		26,819,527																			26,819,527						
		230,797,239	**5,410,200**	**39,800**	**2,821,138**	**6,848,057**	**3,695,656**	**2,896,333**	**1,018,015**	**(1,439,872)**	**4,327,641**	**3,172,359**	**0**	**53,006,161**	**4,057,772**	**10,903,325**	**4,689,242**	**6,731,044**	**31,002,652**	**18,334,046**	**43,457,041**	**14,013,851**	**9,863,301**	**5,959,477**			

Appendix D

Economic Background and Borrowing Update

Economic Background

The first quarter of 2025/26 saw:

- A 0.3% m/m fall in real GDP in April – the first fall since October 2024;
- The 3myy rate of average earnings growth excluding bonuses fall from 5.5% to 5.2% in May;
- Core CPI inflation ease from 3.8% in April to 3.5% in May as temporary Easter-related effects faded;
- The Bank of England cut interest rates from 4.50% to 4.25% in May, holding them steady in June;
- The 10-year gilt yield fluctuate between 4.4% and 4.8%, and end the quarter at 4.50%

The 0.3% m/m fall in real GDP in April was the first fall since October 2024 and the largest fall since October 2023. This is a significant shift from the 0.7% q/q rise in Q1 2025, probably as a result of the boosts from net exports and business investment unwinding. The decline in exports was mostly due to a reversal of US tariff front-running with export values to the US falling by 31% m/m after rising 34% in total in the five months to February. April's GDP figures also showed manufacturing output falling by 0.9% m/m along with the domestic economy showing signs of weakness in April. Despite construction output growing by 0.9% m/m, services output declined by 0.4% m/m, reversing all of March's 0.4% m/m rise. This weakness in services likely reflects higher labour costs from April's rise in National Insurance Contributions for employers. May's GDP may have fallen a bit further as the boosts in Q1 continued to unwind. Overall, GDP in Q2 is likely to have flatlined and the economy will probably be hindered by subdued overseas demand and domestic businesses cutting spending given a rise in costs due to April's increase in taxes. The Bank of England expects growth in 2025 to be around 0.8%.

The sharp 2.7% m/m drop back in retail sales volumes in May adds to other evidence that the burst of economic growth in Q1 is over. The weakness was widespread with sales falling in all seven of the major categories. This decline was partly due to the unwinding of the previous boost from April's unusually warm and dry weather along with inflationary pressures prompting consumers to cut back.

While the £17.7bn of public sector borrowing in May was higher than the Office of Budget responsibility (OBR) forecast of £17.1bn, borrowing was £2.9bn below the OBR's forecast in the first two months of the 2025/26 fiscal year. The current budget deficit was £12.8bn in May, a touch below the OBR's forecast of £13.0bn. Within that, government spending surprised to the downside. Central government expenditure was £0.5bn lower than the OBR's forecast in May, leaving it £1.6bn lower in April and May combined. That has been largely driven by debt interest payments, which were £1.1bn below the OBR's forecast in May. But if the rises in gilt yields since the Spring Statement in March are sustained, the OBR will revise up its forecast for debt interest payments in the years ahead. That of itself would knock £1.0bn off the Chancellor's

£9.9bn of headroom against her fiscal mandate and the subsequent Government U-turns on benefit and welfare spending and higher borrowing costs may mean to maintain her current £9.9bn buffer, Reeves has to raise upwards of £13bn later this year. And with the gilt market sensitive to significant increases in borrowing, all this means substantial tax rises are looking very likely.

The weakening in the jobs market is gathering pace. May's 109,000 m/m fall in the PAYE measure of employment was the largest decline (barring the pandemic) since the data began and the seventh in as many months. The monthly change was revised lower in five of the previous seven months too, with April's 33,000 fall revised down to a 55,000 drop. Overall, the payroll measure of employment has now fallen by 276,000 since the announcement of the rise in payroll taxes and the minimum wage in the October Budget.

A looser labour market is driving softer wage pressures. The 3myy rate of average earnings growth excluding bonuses fell from 5.5% to 5.2% in May. The rate for the private sector slipped from 5.5% to 5.1%, putting it on track to undershoot the Bank of England's Q2 forecast of 5.2%. And after rising in April as the 6.7% rise in the minimum wage took effect, the timelier PAYE median earnings measure fell back from 6.2% y/y in April to 5.8% in May. Softer wage growth is feeding through to lower services inflation, pointing to a slowdown from 4.7% in May to around 3.0% by the end of the year.

CPI inflation fell slightly from 3.5% in April to 3.4% in May – close to consensus. The sharp falls in services inflation from 5.4% to 4.7% and in core inflation from 3.8% to 3.5% confirmed that the previous month's jumps partly reflected an Easter-related blip. Services inflation is expected to continue to fall as wage growth slows, supporting a view that CPI inflation will fall close to 2.0% by the start of 2027. An upside risk, however, in the near term is that higher oil/gas and food prices could trigger another bout of second-round effects on wages and inflation expectations, meaning CPI inflation stays above 3.0% for longer and causes the Bank to shift to an even slower rate cutting path. CPI is expected to peak at 3.8% in September.

The yield on the 10-year gilt moved sideways in the second quarter of 2025. After rising from 4.4% in early April to 4.8% in mid-April following wider global bond market volatility stemming from the "Liberation Day" tariff announcement, gilt yields eased back as trade tensions began to de-escalate. By the end of April, the 10-year gilt yield had returned to 4.4%. In May, concerns about stickier inflation and shifting expectations about the path for interest rates led to another rise, with the 10-year gilt yield fluctuating between 4.6% and 4.75% for most of May. Thereafter, as trade tensions continued to ease and markets increasingly began to price in looser monetary policy, the 10-year yield edged lower, and ended Q2 at 4.50%. We expect this trend to continue over the next year.

The FTSE 100 fell sharply following the "Liberation Day" tariff announcement, dropping by more than 10% in the first week of April - from 8,634 on 1st April to 7,702 on 7th April. However, the de-escalation of the trade war coupled with strong corporate earnings led to a rapid rebound starting in late April. As a result, the FTSE 100 closed Q2 at 8,761, around 2% higher than its value at the end of Q1 and more than 7% above its level at the start of 2025.

A summary overview of the future path of Bank Rate

There were two Monetary Policy Committee (MPC) meetings this quarter. In May, the Committee cut Bank Rate from 4.50% to 4.25%, while in June policy was left unchanged. In June's vote, three MPC members voted for an immediate cut to 4.00%, citing loosening labour market conditions. The other six members were more cautious, as they highlighted the need to monitor for "signs of weak demand", "supply-side constraints" and higher "inflation expectations", mainly from food prices rising. By repeating the well-used phrase "gradual and careful", the MPC continued to suggest that rates will be reduced further.

At the start of June, amid escalating tensions between Israel and Iran, oil prices surged to over $75 per barrel. However, following a ceasefire agreement near the end of the month, oil prices eased back to levels prior to the conflict. Given the drop back in energy prices and the relatively muted reaction to fears of a ceasefire violation, along with a large drop in the services PMI output prices balance, our central view is that once inflation begins to trend downwards in the final months of 2025, Bank Rate reductions can begin again from November (pause in August as inflation remains close to its peak), falling to a low of 3.5% in May 2026. However, if the conflict in the Middle East were to result in higher energy prices and/or domestic inflationary pressures grow stronger, there is a risk the Bank of England may skip cutting rates further.

Borrowing

It is a statutory duty for the Council to determine and keep under review the "Affordable Borrowing Limits". The Council's approved Treasury and Prudential Indicators (affordability limits) are included in the approved Treasury Management Strategy. A list of the approved limits is shown in Appendix B. The Prudential Indicators were not breached during the first quarter of 2025/26 and have not been previously breached. The schedule at Appendix C details the Prudential Borrowing approved and utilised to date.

The Council has not undertaken any new borrowing in the first quarter of 2025/26, however it is anticipated that new borrowing will need to be undertaken during the remainder of the year. This borrowing will be required for 3 main reasons:

- Renewing short term borrowing undertaken
- New borrowing required for the capital programme
- Replacing internal borrowing undertaken in previous years which had been performed to benefit from a saving on interest costs compared to the returns that could be generated on the cash balances. This approach was effective during a period where the Council held significant cash balances.

Heading into the second quarter of 2025/26 markets seem to be comfortable with a central case of gradual monetary policy easing, leading to Bank Rate and gilt yields out to c10 years trending downwards. The Bank of England has remained cautious in stating that any Bank Rate cuts must be undertaken gradually, and the inflation outlook

remains a little opaque with the CPI measure of inflation not expected to peak until September (possibly 3.8%) before falling back towards 2% by the start of 2027. Annual wage increases also remain at 5% y/y, even though the seasonally adjusted job vacancies number has fallen to 712k. Nonetheless, both the 5-year and, albeit to a lesser extent, 10-year PWLB Certainty Rates have trended lower through the quarter. Further out, however, rates have either finished close to their starting point for the quarter, if not a little higher. It remains problematic that historic buyers of longer-dated gilts – pension funds and insurance companies – have preferred the shorter-dated maturities of late, whilst there is anecdotal evidence that both foreign investors and hedge funds, who are not natural long-term holders of long-dated debt gilt issuance, as a rule, may be more active in this part of the market currently than has previously been the case. Their presence, arguably, adds even greater volatility to the equation. Consequently, and pulling all these factors together, and it is clear that any signs of public finance weakness could put even greater upward pressure on medium and longer dated gilts and, therein, PWLB rates.

The table below shows the high/low/average PWLB rates for the first quarter2025/26 financial year.

	1 Year	5 Year	10 Year	25 Year	50 Year
01/04/2025	4.82%	4.94%	5.38%	5.95%	5.63%
30/06/2025	4.50%	4.70%	5.27%	5.97%	5.71%
Low	4.46%	4.62%	5.17%	5.78%	5.46%
Low date	08/05/2025	02/05/2025	02/05/2025	04/04/2025	04/04/2025
High	4.84%	4.99%	5.56%	6.25%	5.97%
High date	02/04/2025	21/05/2025	21/05/2025	21/05/2025	22/05/2025
Average	4.61%	4.81%	5.36%	6.03%	5.72%
Spread	0.38%	0.37%	0.39%	0.47%	0.51%

Shropshire Council	**Committee and Date** **Cabinet** **10th September 2025**	Item Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Proposed Consultations on Residential Design Supplementary Planning Documents

Responsible Officer:	Tim Collard		
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Cabinet Member (Portfolio Holder):	Cllr David Walker		

1. Synopsis

1.1. This report seeks approval to consult on two Supplementary Planning Documents (SPDs). These being a draft Design of New Dwellings SPD (Appendix 1) and a draft Design of Residential Extensions and Alterations SPD (Appendix 2).

2. Executive Summary

2.1. The adopted Development Plan for Shropshire identifies the vision and policy framework for the future development of Shropshire. It therefore constitutes the starting point when making decisions on planning applications, although there is also a need to consider whether there are any relevant material considerations.

2.2. The purpose of SPDs is to provide guidance to support the understanding and application of policies in the adopted Development Plan. They form material considerations when reaching decisions on planning applications.

2.3. The 'Healthy Economy' priority of the Shropshire Plan includes strategic objectives to *"develop Shropshire as a safe, strong and vibrant destination to attract people to live in, work in, learn in and visit"* and ensure *"an appropriate mix of housing in the right areas of the county".*

2.4. The two draft SPDs on the 'Design of New Dwellings' (Appendix 1) and the 'Design of Residential Extensions and Alterations' (Appendix 2) can support achievement of these objectives by providing:

a. Those progressing planning applications for new dwellings or residential extensions or alterations with both ‘high-level’ and ‘technical’ guidance on design expectations.

b. Communities with further guidance and greater certainty on the design expectations for new dwellings and residential extensions or alterations.

c. Planning officers determining planning applications with further guidance to support their decision making on new dwellings and residential extensions or alterations.

2.5. The draft Design of New Dwellings SPD provides both ‘high-level’ and ‘technical’ guidance for new dwellings, supporting the understanding and application of design policies in the adopted Development Plan.

2.6. Reflecting policy expectations in the adopted Development Plan, ‘high-level’ design guidance for new dwellings is structured around the following key principles:

a. Layout - responding to the site and its surroundings.

b. Character and Appearance - distinctive places that complement their setting.

c. Integration - ensuring connectivity to and through the site.

d. Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate.

e. Function - meeting the needs of occupiers.

2.7. The ‘technical’ design guidance then expands on these ‘high-level’ design principles where it is considered additional specificity is beneficial.

2.8. The draft Design of Residential Extensions and Alterations SPD provides guidance on key design considerations for residential extensions and alterations and then more detailed guidance for those extensions and alterations subject to specific constraints or opportunities. In this way it supports understanding and application of design policies in the adopted Development Plan.

2.9. Guidance on key design considerations for residential extensions and alterations are based on the following principles:

a. Appropriate siting and proportionate in form and scale.

b. Utilising consistent or complementary materials, finishes and fenestration.

c. Minimising impact on neighbouring amenity and character of neighbouring properties.

2.10. More detailed guidance is provided in such circumstances where extensions or alterations relate to previously converted buildings, previously extended dwellings, affordable or agricultural workers dwellings, are to meet accessibility needs, and could impact on natural or historic environment assets. Opportunities to incorporate energy efficiency, zero or low carbon renewable energy generation, and water efficiency as part of an extension or alteration are also highlighted.

2.11. Within Shrewsbury town centre, these draft SPDs are designed to be read and applied alongside the draft Shrewsbury Town Centre Design Code, which provides overarching design coding for new development (new buildings and spaces) in Shrewsbury town centre, thereby supporting the understanding and application of design policies in the adopted Development Plan for Shropshire.

2.12. The purpose of this report is to present the draft Design of New Dwellings SPD and the draft Design of Residential Extensions and Alterations SPD to Cabinet and to seek approval to undertake public consultation, seeking the views of all interested parties, upon them. The public consultations on these two SPDs would occur concurrently for a minimum of six weeks, commencing in October 2025.

2.13. Subject to the outcome of these consultations and any amendments required as a consequence, the intention would be to bring the draft SPDs back to Cabinet to seek approval to 'adopt' them in early 2026.

2.14. If adopted, these two SPDs would support the understanding and application of policies in the adopted Development Plan and form material considerations in the determination of planning applications.

3. Recommendations

3.1. Cabinet consider the draft Design of New Dwellings Supplementary Planning Document (Appendix 1) and approve a minimum six week public consultation on the draft document. Subject to the outcome of this consultation, the final draft Supplementary Planning Document will be brought back to Cabinet to seek approval to 'adopt' it as a material consideration in the determination of planning applications.

3.2. Cabinet consider the draft Design of Residential Extensions and Alterations Supplementary Planning Document (Appendix 2) and approve a minimum six week public consultation on the draft document. Subject to the outcome of this consultation, the final draft Supplementary Planning Document will be brought back to Cabinet to seek approval to 'adopt' it as a material consideration in the determination of planning applications.

3.3. That authority is given to the Service Director – Legal, Governance and Planning, in consultation with the Portfolio Holder for Planning, to agree any additional minor changes to the draft Design of New Dwellings Supplementary Planning Document (Appendix 1) and the draft Design of Residential Extensions and Alterations Supplementary Planning Document (Appendix 2) ahead of these consultations.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The Statement of Community Involvement outlines the methods of engagement the Council intends to utilise during production of SPDs. This includes a stage of public consultation for a minimum of six weeks. As such, the recommendations of this report comply with this provision and reduce risk of suggestions the Council has not followed due process in the production of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD.

4.2. The proposed period of public consultation on each SPD also provides a valuable opportunity to seek the views of all interested parties, thereby enhancing the value of the resultant SPDs and also allowing for consideration and resolution of any risks associated with the content of the SPDs as identified by these interested parties.

4.3. The intention of the draft Design of New Dwellings SPD is to provide design guidance for new dwellings, supporting the understanding and application of relevant policies in the adopted Development Plan. It is considered that not bringing forward this document could adversely affect the design of new dwellings across Shropshire, with the resultant risks and impacts.

4.4. The intention of the draft Design of Residential Extensions and Alterations SPD is to provide design guidance for residential extensions and alterations, supporting the understanding and application of relevant policies in the adopted Development Plan. It is considered that not bringing forward this document could adversely affect the design of residential extensions and alterations across Shropshire, with the resultant risks and impacts.

4.5. Equality, Social Inclusion and Health Impact Assessment (ESHIA) initial screening has been undertaken for each of the draft SPD's. These documents form Appendices 3 and 4 of this report.

4.6. The ESHIA for the draft Design of New Dwellings SPD anticipates equality impacts will be neutral to medium positive overall, across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, and Pregnancy and Maternity. Additionally, there is potential for neutral to low positive equality impact for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, i.e. Other – Social Inclusion, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care. Across all these groupings, the impacts would be in terms of health and well-being opportunities arising from the achievement of the high-quality design of new residential development. This includes housing that reflects need, is accessible and adaptable, includes specialist housing for older people and those with disabilities and special needs, includes affordable housing, promotes active travel, and includes well-designed and accessible open space.

4.7. This ESHIA also anticipates the draft Design of New Dwellings SPD will have positive health impacts, by enhancing the design of new dwellings. Enhancing layout and integration (connectivity to and through the site) of dwellings can support active travel and associated health and well-being benefits; enhanced provision of open space and green infrastructure would promote access and healthy and active lifestyles; and more inclusive and sustainable designs can meet the needs of communities and individuals with associated health and well-being impacts.

4.8. The ESHIA for the draft Design of Residential Extensions and Alterations SPD anticipates equality impacts will be neutral to low positive across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity. Additionally, there is potential for neutral to low positive equality impacts for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, i.e. Other – Social Inclusion, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care, in terms of health and well-being opportunities arising from further guidance on the design considerations and design expectations if they wish to extend or alter residential properties to meet their changing needs and for people in these groupings to feel safer on their journeys for education, healthcare, work or leisure as a result of potential benefits of natural surveillance to public realm. This is likely to potentially rise to medium positive impact for veterans and service members and their families, should life-changing injuries or illnesses affect their physical and mental health and well-being and necessitate adjustments to residential properties.

4.9. This ESHIA also anticipates the draft Design of Residential Extensions and Alterations SPD will have positive health impacts, by guiding extensions to provide better natural surveillance of public realm supporting perception of safety and active travel with the associated health and well-being benefits; and enhancing consideration of private amenity space when designing extensions – such space has known health and well-being benefits.

4.10. A further ESHIA woill be carried out on the final drafts of these SPD's informed by the proposed public consultations, enabling the Council to factor in feedback from people in the Protected Characteristic groupings and our additional groupings, and feedback in regard to health and well-being impacts, alongside any received in regard to environmental and economic well-being impacts, across all groupings in the community. The follow up ESHIAs will also record where responses may have been low from people in particular groupings, warranting further ongoing engagement.

4.11. Risk table:

Risk	*Mitigation*
Procedural risk: failing to comply with the Council's Statement of Community Involvement.	The proposed period of public consultation on each SPD complies with the provisions for public engagement in the Statement of Community Involvement, reducing risk of suggestions the Council has not followed due process in the production of these SPD's.
Reputational risk: guidance proposed is perceived not to be appropriate.	The proposed period of public consultation on each SPD provides a valuable opportunity to seek the views of all interested parties, thereby enhancing the value of the resultant SPD's and also allowing for consideration and

	resolution of any risks associated with the content of the SPD's as identified by these interested parties.

5. Financial Implications

5.1. Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. Preparation of the draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD has been undertaken using existing resources and budgets within the Planning Policy Team.

5.3. Public consultation is a key stage in the production of SPDs. The proposed period of public consultation and associated activities will be met from existing resources and budgets within the Planning Policy Team. The subsequent review of responses and undertaking any amendments required as a consequence would also be met from existing resources and budgets within the Planning Policy Team.

6. Climate Change Appraisal

6.1. The draft Design of New Dwellings SPD and draft Design of Residential Extensions and Alterations SPD seek to provide guidance to support the understanding and application of policies within the adopted Development Plan.

6.2. With regard to the draft Design of New Dwellings SPD, guidance promotes the:

- Maximisation of fabric energy efficiency of new dwellings.
- Management of travel behaviours associated with new dwellings to minimise need for travel and encourage use of active/public transport.
- Reduction of waste and re-use/re-cycling during construction and operation of new dwellings.
- Principle of identifying opportunities to integrate and support community initiatives for on-site low carbon and renewable energy generation within developments for new dwellings.
- Incorporation of measures to respond to our changing climate, including sustainable drainage, green infrastructure, water efficiency and flood risk management within the development of new dwellings.

- Consideration of opportunities to minimise embodied carbon, support nature-based carbon sequestration, and offset carbon emissions within the development of new dwellings.

6.3. With regard to the draft Design of Residential Extensions and Alterations SPD, it includes guidance on the opportunities to incorporate energy efficiency zero or low carbon renewable energy generation and water efficiency as part of an extension or alteration.

6.4. As such, the draft Design of New Dwellings SPD, draft Design of Residential Extensions and Alterations SPD and associated public consultation and stakeholder engagement is expected to have a positive outcome on the climate change impacts listed below:

- Energy and fuel consumption (buildings and/or travel).
- Renewable energy generation.
- Carbon offsetting or mitigation.
- Climate change adaptation.

7. Background

7.1. Planning applications should be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan for Shropshire consists of:

- The **adopted Local Plan** which collectively covers the period 2006-2026 and comprises:
  - The Core Strategy (2011): which sets out the vision, strategic objectives, broad spatial strategy, and strategic policies.
  - The Site Allocations and Management of Development (SAMDev) Plan (2015): which provides detailed 'development management' and 'settlement' policies to guide future development and identifies site allocations.
- **'Made' Neighbourhood Development Plans**
  - There are currently nine made Neighbourhood Plans and several more in preparation.

7.2. Design is the appearance, function, sustainability and connectivity of a building or area. High-quality design maintains and enhances the character, appearance and historic interest of settlements, streetscenes, groups of buildings, individual buildings, our network of green spaces and the landscape. It creates better places in which to live and work, improves sustainability, supports active and healthy lifestyles, and ensures individual and community well-being.

7.3. The adopted Development Plan includes a range of policies that address the achievement of high-quality design. Particularly relevant to the design of new dwellings and extensions / alterations to existing dwellings are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan.

7.4. Policy CS6 of the Core Strategy establishes sustainable design and development principles, including requiring:

- High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change.
- Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers.
- Conservation and enhancement of the natural, built and historic environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments.
- Safeguarding of community health and wellbeing.
- Appropriate landscaping and safeguarding of natural resources.

7.5. Policy MD2 of the SAMDev Plan addresses sustainable design, including requiring development to:

- Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets.
- Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Incorporate sustainable drainage.
- Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.

7.6. The purpose of SPDs is to provide more detailed guidance to support the understanding and application of policies in the adopted Development Plan. They do not form part of the adopted Development Plan, and they cannot introduce new planning policies into the adopted Development Plan. They should not add unnecessarily to the financial burdens on development. They form material considerations when reaching decisions on planning applications. The requirements for producing SPDs are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and these are being followed in producing these SPDs.

7.7. To support the understanding and application of design policies in the adopted Development Plan, two new draft SPDs have been prepared.

7.8. The draft Design of New Dwellings SPD provides both ‘high-level’ and ‘technical’ guidance on the policy expectations in the adopted Development Plan for the design of new dwellings.

7.9. This guidance is applicable to all proposals for one or more new dwellings. However, it recognises that the scale and context of a site will influence the relevance and approach to some components.

7.10. The 'high-level' design guidance for new dwellings is structured around a series of design principles, these being:

a. Layout - responding to the site and its surroundings.

b. Character and Appearance - distinctive places that complement their setting.

c. Integration - ensuring connectivity to and through the site.

d. Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate.

e. Function - meeting the needs of occupiers.

7.11. To provide further specificity, for each design principle and associated guidance is supported by a series of 'themes'. These are:

a. Layout:
- Make effective use of the site.
- Clear relationship with and responsive to the surrounding built and natural environment.
- Ease of navigation with well-defined streets and spaces.

b. Character and Appearance:
- Create a memorable place.
- Enhance the character and appearance of the site and its setting.
- Design of place, including materials and finishes.

c. Integration:
- Safe and convenient movement to and through the site.
- Green infrastructure and wildlife corridors to and through the site.
- Access to services, facilities, and sports / play provision on and off site.

d. Inclusivity and Sustainability:
- Promoting healthy and active lifestyles.
- Supporting inclusive and multi-generational communities.
- Sustainable development and the transition to net zero through energy and water efficiency.
- Biodiversity and heritage.

e. Function - meeting the needs of occupiers.
- Homes responsive to community needs – now and in the future.
- Ensuring the amenity of those living on and near the site.
- Safe and Secure.

7.12. 'Technical' design guidance then expands on these 'high-level' principles - where it is considered additional specificity is beneficial. This includes such issues as separation standards between dwellings; internal and private amenity space; spaces for play and sport; parking; accessible and specialist housing; energy efficiency, renewable energy generation, and water efficiency; natural and historic environment assets; and pollution.

7.13. For transparency the draft Design of New Dwellings SPD includes two appendices which summarise the main policies and their expectations to which the guidance within it relate.

7.14. The draft Design of Residential Extensions and Alterations SPD provides guidance on key design considerations for residential extensions and alterations and then more detailed guidance for those extensions and alterations subject to specific constraints or opportunities. In this way it supports understanding and application of design policies in the adopted Development Plan.

7.15. Guidance on key design considerations for residential extensions and alterations are based on the following principles:

a. Appropriate siting and proportionate in form and scale.

b. Utilising consistent or complementary materials, finishes and fenestration.

c. Minimising impact on neighbouring amenity and character of neighbouring properties.

7.16. More detailed guidance is provided in such circumstances where extensions or alterations relate to previously converted buildings, previously extended dwellings, affordable or agricultural workers dwellings, are to meet accessibility needs, and could impact on natural or historic environment assets.

7.17. Opportunities to incorporate energy efficiency, zero or low carbon renewable energy generation, and water efficiency as part of an extension or alteration are also highlighted.

7.18. Within Shrewsbury town centre, these draft SPDs are designed to be read and applied alongside the draft Shrewsbury Town Centre Design Code, which provides overarching design coding for new development (new buildings and spaces) in Shrewsbury town centre, thereby supporting the understanding and application of design policies in the adopted Development Plan for Shropshire.

7.19. These draft SPDs would provide:

a. Those progressing planning applications for new dwellings or residential extensions or alterations with guidance on the design expectations of policies within the adopted Development Plan.

b. Communities with further guidance and greater certainty on the design expectations for new dwellings and residential extensions or alterations.

c. Planning officers determining planning applications for new dwellings or residential extensions or alterations with guidance to support understanding and application of design policies in the adopted Development Plan, thereby supporting the decision making process.

7.20. The purpose of this report is to present the draft Design of New Dwellings SPD and the draft Design of Residential Extensions and Alterations SPD to Cabinet and to seek approval to undertake public consultation, seeking the views of all interested parties, upon them. The public consultations on these two SPD's would occur concurrently for a minimum of six weeks, commencing in October 2025.

7.21. Subject to approval, the following activity is planned as part of the consultation process:

- Use of the Council's social media channels and issuing of a press release to promote the consultation.
- Issuing notification of the consultation to all parties registered on the Local Plan Consultation Database.
- Documents made available on the Council website.
- Hard copies of each draft SPD made available in the Guildhall and libraries across Shropshire.

7.22. The consultation would comply with Shropshire Council's Statement of Community Involvement.

8. Additional Information

8.1. Subject to the outcome of these consultations and any amendments required as a consequence, the intention would be to bring the draft SPDs back to Cabinet to seek approval to 'adopt' them in early 2026.

8.2. If adopted, these two SPDs would support the understanding and application of policies in the adopted Development Plan and form material considerations in the determination of planning applications.

9. Conclusions

9.1. To support the understanding and application of design policies in the adopted Development Plan, two new draft SPDs have been prepared. The draft Design of New Dwellings SPD provides guidance on the design of new dwellings. The draft Design of Residential Extensions and Alterations SPD provides guidance on the design of extensions and alterations to existing dwellings.

9.2. The Council's Statement of Community Involvement outlines the methods of engagement to be utilised during production of SPDs. This includes a stage of public consultation for a minimum of six weeks. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out procedural requirements around seeking and dealing with representations and subsequent adoption of the SPDs which will be carefully followed.

9.3. As such, this report presents the draft Design of New Dwellings SPD and the draft Design of Residential Extensions and Alterations SPD to Cabinet and seeks approval to undertake a minimum six week public consultation (commencing in October) upon them.

9.4. The public consultation on each of these draft SPDs would provide all interested parties with the opportunity to comment on the two documents. These comments would be duly considered and any necessary amendments integrated into the draft SPD's.

9.5. Subject to this process, the intention would be to bring the draft SPDs back to Cabinet to seek approval to 'adopt' them in early 2026.

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

Shropshire Council Core Strategy (2006-2026): https://www.shropshire.gov.uk/media/8534/core-strategy.pdf

Shropshire Council SAMDev Plan (2006-2026): https://www.shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf

Shropshire 'made' Neighbourhood Plans: https://next.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/

Local Member: **All**

Appendices

Appendix 1: Draft Design of New Dwellings Supplementary Planning Document.

Appendix 2: Draft Design of Residential Extensions and Alterations Supplementary Planning Document.

Appendix 3: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Draft Design of New Dwellings Supplementary Planning Document.

Appendix 4: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Draft Design of Residential Extensions and Alterations Supplementary Planning Document.

Shropshire Council

Design of New Dwellings Supplementary Planning Document

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

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1. Introduction

Purpose of this Document

1.1. This document identifies both 'high-level' and 'technical' design expectations for **new dwellings** in Shropshire. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan.

1.2. Shropshire Council Planning Officers will use this document when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for new dwellings.

1.3. It forms part of a 'suite' of Design Supplementary Planning Documents (SPDs) for Shropshire.

Getting Advice

1.4. To improve the efficiency of the planning application process and the quality of proposals you may wish to consider the **Council's Pre-Application Advice Service,** which can incorporate a **Design Review**.

1.5. The benefits of the **Pre-Application Process** include:

a. Providing an understanding of relevant planning policies and other material considerations associated with a proposed development.

b. Working collaboratively and openly at an early stage to identify, understand, and seek to resolve issues associated with a proposed development. This includes infrastructure and affordable housing requirements.

c. Discussing possible opportunities for mitigation of any identified impacts of proposed development.

d. Identifying information required to accompany a formal planning application, reducing likelihood of delays at validation stage.

e. Putting in place a Planning Performance Agreement (PPA) to help manage any subsequent planning application process.

1.6. The approach to Pre-Application engagement can be tailored to the nature of the proposed development and can be supported by officers from appropriate departments, such as policy, highways, heritage and ecology.

1.7. The purpose of a **Design Review** is to assess planning proposals for developments and provide advice and support to promoters and planning officers to help deliver high quality design.

1.8. It is undertaken by an independent panel of professionals with architecture and design expertise. The panel has an advisory role only and does not have formal decision-making powers.

1.9. If you are unsure whether your proposals for a new dwelling requires planning permission (or other form of consent) you may also wish to consider the **Council's Pre-Application Advice Service.**

1.10. Further information is available on the Council website via: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

1.11. **Please Note: You are responsible for ensuring compliance with Planning and other relevant Legislation.**

2. Key Considerations for New Dwellings

2.1. Shropshire is a diverse county, with a varied landscape and hundreds of settlements - each with its own character and identity.

2.2. As a result, the scale of new residential developments that occur are equally diverse. They can generally be categorised as:

a. Development of replacement dwellings (for policy purposes, replacement dwellings represent new dwellings).

b. Small scale residential developments (1-9 dwellings).

c. Medium scale residential developments (10-49 dwellings).

d. Large scale residential developments (50 or more dwellings).

2.3. Given the varied scales of residential development that occur in Shropshire and the diversity of our built and natural environment, there cannot be a one-size fits all approach to high-quality design. However, **key design considerations** can be identified.

2.4. These are relevant from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction. *Although it is recognised that due to scale and context of a site some key design considerations (related to 'layout', inclusivity and sustainability' and 'integration' themes) are less applicable to replacement and small scale residential development.*

2.5. The starting point when determining if residential development proposals are appropriate and achieve a high-quality design is the adopted Development Plan. Particularly relevant to the design of new dwellings are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan, which address Sustainable Design Principles.

2.6. Paragraph 2 of Policy MD2 of the SAMDev Plan addresses how development, including new dwellings, must:

> *"2. Contribute to and respect locally distinctive or valued character and existing amenity values"* through:
>
> *"i. 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*
>
> *ii. 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*
>
> *iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and*
>
> *iv. Enhancing, incorporating or recreating natural assets in accordance with MD12."*

2.7. Paragraph 3 of Policy MD2 of the SAMDev Plan addresses how development, including new dwellings, can:

> *3. 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."*

2.8. *Please Note: The wider requirements of Policies CS6 & MD2 alongside the other policies of the adopted Development Plan are also relevant.*

2.9. In addition, the National Planning Policy Framework (NPPF) establishes a clear expectation that *"high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"* (NPPF, paragraph 131).

2.10. To do so, the NPPF specifies in paragraph 135 that decision making should ensure that development:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.11. The NPPF is also clear that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."* (NPPF, paragraph 139).

2.12. Furthermore, the NPPF establishes that where a 'presumption in favour of sustainable development' applies, whether proposals would result in the delivery of *"well-designed places"* is an important consideration in assessing whether they are sustainable (NPPF, paragraph 11(d)(ii)).

2.13. Reflecting policy expectations in the adopted Development Plan and the NPPF, **key design consideration** themes for residential development are:

Layout - *responsive to the site and its surroundings:* ✓

1. Make efficient use of the site.
2. Clear relationship with and responsive to the surrounding built and natural environment.
3. Ease of navigation with well-defined streets and spaces.

Character and Appearance - *distinctive places that complement their setting:* ✓

1. Create a memorable place.
2. Enhance the character and appearance of the site and its setting.
3. Design of place, including materials and finishes.

Integration - *ensuring connectivity to and through the site:* ✓

1. Safe and convenient movement to and through the site.
2. Green infrastructure and wildlife corridors to and through the site.
3. Access to services, facilities, sports provision and play provision on and off site.

Inclusivity and Sustainability - *health, wellbeing, sustainable development and responding to our changing climate:* ✓

1. Promoting healthy and active lifestyles.
2. Supporting inclusive and multi-generational communities.
3. Sustainable development and the transition to net zero through energy and water efficiency.
4. Biodiversity and heritage.

Function - *meeting the needs of occupiers:* ✓

1. Homes responsive to community needs – now and in the future.
2. Ensuring the amenity of those living on and near the site.
3. Safe and Secure.

2.14. It is recognised that there is an 'interplay' between **these key design consideration** themes. Reflecting this, high-quality design is *responsive* to each, but also achieves *positive balance* across them - whilst continuing to ensure compliance with requirements of the adopted Development Plan.

2.15. These **key design consideration** themes are relevant from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction. *Although it is recognised that due to scale and context of a site some key design considerations (related to 'layout', inclusivity and sustainability' and 'integration' themes) are less applicable to replacement and small scale residential development.*

2.16. Chapters 3-7 of this document provide strategic guidance on each of these **key design consideration areas** for residential development in turn. Chapter 8 of this document then provides more technical guidance on a range of the themes addressed within the key design consideration areas.

2.17. The Appendices to this document cross-relate the guidance within this document to the **key policies requirements** within the adopted Development Plan.

3. Layout

3.1. Fundamental to achieving a high-quality design, is layout. This being the arrangement and relationship between buildings, associated infrastructure and public realm (including open space and landscaping) on a site.

Making Efficient Use of the Site

3.2. To achieve a layout which makes efficient use of a site, a *clear understanding* of its characteristics and relationship to the surroundings is required. Sufficient time should therefore be allowed to gain familiarity. This can be complemented by early discussions with local communities and the Council (through our pre-application services).

3.3. Proposals should then *appropriately respond*. Firstly, a shared vision should be produced which captures opportunities and constraints on the site and identifies key relationships to the sites surroundings. Conceptual ideas should then be explored which seek to respond to the shared vision, before determining a way forward and producing a preferred site layout.

3.4. To make efficient use of a site, residential development should:

a. Work with its **contours** and use **landform, features and ground conditions** in a considered way. ✓

b. Consider **structural landscaping** from the outset. ✓

c. Make the most of **identified opportunities**, reflect **perceived constraints** thereby creating character, and **embrace the relationship** with surrounding buildings, landscapes and features. ✓

d. Reflect the **flow of water** across the site. Consider how this can be used to support water management on and off-site, enhance biodiversity, create character and improve health & wellbeing. ✓

e. Use **existing assets** (natural and human-made) on and beyond the site as **anchor features**. Integrate these and other **positive characteristics** through urban grain, street types, landscape character, plot shapes and sizes, building forms, and materials. ✓

f. Consider opportunities for **passive solar design** - maximise opportunities for solar gain, whilst avoiding risk of overheating. ✓

g. Consider surrounding roads, employment, entertainment and other such uses that may **impact on amenity** due to noise, dust or odour. Use site layout, natural features and building form to provide screening from sources of impact. ✓

Relationship and Responsiveness to Surroundings

3.5. An effective layout creates places that integrate into their built and natural surroundings. To achieve this, layouts must recognise and respond to the sites setting.

3.6. To recognise the sites relationship to the surrounding area:

- Look beyond the site - walk the area, utilise ordinance survey maps, and utilise satellite imagery to help understand its setting and how the site can be integrated into it.
- Identify key connections beyond the site - vehicular, cyclist and pedestrian routes; and places, services and facilities.
- Consider ecological habitats and associated corridors on site and in its surroundings.
- Identify visual links into and through the site, particularly those associated with heritage assets.

3.7. To positively respond to a site's relationship to the surrounding area, residential development should:

a. Create a **sensitive transition** between existing and new development - building types, heights and densities. ✓

b. Ensure routes to and through the site reflect **pedestrian and cyclist desire lines** and the location of **key connections** beyond the site. ✓

c. Embrace opportunities to extend pedestrian and cyclist links **beyond the site**, particularly to key connections. ✓

d. **Safeguard** existing ecological habitats and associated corridors and ensure **connectivity** between them and new ecological habitats, including through extension or creation of new wildlife corridors within the public realm. ✓

e. Respond to **visual connections** into, out of, and through the site and ensure views, vistas and skylines are considered. ✓

f. Ensure **agent of change principles**[1] are applied, to protect any existing commercial uses that may be impacted by the site. ✓

[1]New development should effectively integrate with existing businesses and community facilities. Therefore existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') will be required to provide suitable mitigation before the development has been completed.

Navigation

3.8. The layout of a residential development must support easy and intuitive wayfinding, which is important to support both how a place functions and is perceived by communities.

3.9. To support ease of navigation, residential development should:

a. Allow **connectivity through a site** with travel routes **fully integrated** into the design. Think multiple points of access and visually open, straight, direct, and interconnected travel routes responsive to key connections within and beyond the site. ✓

b. Facilitate opportunities for **future connectivity.** Think about opportunities to integrate potential future development and avoid 'ransom slips'. ✓

c. Utilise **simple street patterns** based on formal or more relaxed 'grid patterns' and a clear **hierarchy of streets** ensuring principal streets have characters distinct from more minor streets (through street design, buildings, public spaces and landscaping). ✓

d. **Use buildings, public spaces and other site features** as landmarks, helping people create 'mental maps'. This can be reinforced through landscaping. ✓

e. Integrate **filtered permeability**. Think opportunities to support navigation and movement of pedestrian and cyclists whilst enhancing residential amenity. ✓

f. **Avoid private roads** as far as possible, as they can frustrate and inhibit site navigation. ✓

4. Character and Appearance

4.1. High quality design achieves distinctive places that complement their setting. Key to this, is the character and appearance of the built and natural form of the development.

A Memorable Place

4.2. A memorable place is one with a locally inspired but distinctive character. Sources of inspiration for a memorable place can be drawn from the site itself and the surrounding area.

4.3. Whether greenfield or brownfield, it is important to understand a sites past, to inform proposals. For brownfield sites previous uses, layout, and building styles can form a strong source of inspiration. For greenfield sites, their history can still inform proposals, but more imagination may be required.

4.4. Furthermore, Shropshire has a varied landscape and hundreds of settlements, each with their own characteristics. As such, there is often considerable inspiration within a sites surroundings.

4.5. In circumstances where the site and local context is more generic or poor, this is not a justification for uninspired proposals. Rather it provides an opportunity to uplift the area through the sites design. This should be inspired by the history of the area.

4.6. Once sources of inspiration for the creation of a memorable place are identified, they should be used to develop a series of design concepts. This can then be narrowed down to the preferred design concept, informed by early discussions with local communities and the Council (through our pre-application service).

4.7. A design concept which achieves a memorable place should:

a. Have a **cohesive approach** to buildings, transport links, public spaces and structural landscaping. ✓

b. Create a network of **character streets and spaces** that provide a sense of identity and are defined by buildings, structural landscaping and/or water features. ✓

c. Ensure key features are **named, inspired** by the local area. Key features include streets, neighbourhoods, public realm, open space and green infrastructure corridors. ✓

Enhancing Character and Appearance

4.8. Residential development proposals should enhance the character and appearance of the site and its setting by:

a. Positively responding to the character, appearance, and historic interest of the associated settlement, landscape, and streetscene (built and natural) through **traditional or contemporary** (but complementary) character, appearance and design. ✓

b. Creating a pattern of development (layout of buildings, streets, cycle routes, footpaths, structural landscaping, public spaces and open space), that is **responsive to the existing urban grain**. ✓

c. Ensuring appropriate **heights, proportions, massing, density, formality and plot sizes** of buildings, public realm, transport links, open space and landscaping. ✓

d. Recognising the sites relationship to landmark buildings and features (trees, hedgerows and landscaping) and enhancing **views, vistas and skylines** to and through the site. ✓

Design of Place

4.9. The detailed design of a place involves the 'fine-grained' consideration of character and appearance, including materials and finishes, of a development.

4.10. A high-quality design of place should:

a. Take a **cohesive approach** and create new or enhance existing **landmarks** - buildings and features such as trees, hedgerows and other landscaping. ✓

b. Utilise **architectural design and detailing** which is complementary to the sites setting but provides a recognisable character and appearance. ✓

c. Ensure the **type, colour, texture and standard of material** complement and harmonise with those in the surroundings. Where appropriate, utilising **local materials**. ✓

5. Integration

5.1. Integration is key to good placemaking and high-quality design. It promotes safe and convenient movement between the development and surrounding areas; supports active travel[2] through promotion of links to key services and facilities; and creates environmental gain through the continuation and enhancement of green infrastructure and wildlife corridors.

Safe and Convenient Movement

5.2. Developments which are easy to navigate and well connected make residents and visitors feel safe and secure, assists with their integration into the wider settlement, and can support the sale of properties.

5.3. To facilitate safe and convenient movement, residential development should:

a. From the outset, consider the ability to achieve **safe access and convenient movement** to, from and through a site. Where necessary, **integrate** appropriate **traffic calming measures** that complement overall design. ✓

b. Ensure a variety of pleasant, convenient, easily navigable and safe **active travel routes** to, from and through the site. These routes should be prioritised over those for motor vehicles, including by:

- Making them **distinct** and **protected** from the highway.
- Ensuring they are as **straight, flat and direct** as possible.
- **Retaining** or **replacing** any public rights of way present on site, then **enhancing** and **integrating** into the active travel network. ✓
- Ensuring road **crossing points are level** – roads rising to the height of active travel routes, rather than active travel routes reducing down to the height of roads.
- Providing **appropriate surfaces and lighting**.
- Locating them to benefit from **natural surveillance**.

c. Maximise **opportunities** for occupiers to use public transport. For schemes involving several dwellings, opportunities to provide links into the site should be considered. ✓

d. Share **public realm fairly** between active travel users, public transport users, and motorised vehicle users. ✓

e. Provide **focal points** along movement corridors. ✓

[2] Movement that involves physical exercise, such as walking and cycling.

Green Infrastructure and Wildlife Corridors

5.4. Integrating on-site green infrastructure and wildlife corridors with those in the surroundings can support the safeguarding and enrichment of our natural environment and the health and wellbeing of communities.

5.5. To achieve effective and integrated Green Infrastructure and wildlife corridors, residential development should:

a. Consider **structural landscaping** from the outset, alongside such factors as streets, buildings and public realm. ✓

b. Provide **interconnected** green infrastructure and wildlife corridors that **weave** through the site; **integrate** into key networks beyond the site; and achieve **boundary to boundary** connectivity, ideally uninterrupted by built form or roads. ✓

c. Align provision with Natural England's **15 Green Infrastructure principles**[3] and relevant priorities and measures in the **Shropshire Nature Recovery Strategy**. ✓

d. Utilise green infrastructure and wildlife corridor provision to **retain and enhance** key existing assets and consider opportunities to **reintroduce** those that have been lost. The Shropshire Nature Recovery Strategy can provide guidance to support identification and achievement of appropriate nature actions. ✓

e. Consider innovative ways of providing green infrastructure, including **green roofs** and **walls.** This can enhance connectivity of the network and provide an opportunity to deliver alternative habitats. ✓

f. Achieve **water management** through multi-functional sustainable drainage which addresses water close to where it falls, fully integrates into the green infrastructure network, and maximises biodiversity and health & wellbeing benefits. ✓

g. Ensure **long term management and stewardship** of green infrastructure assets (including sustainable drainage) and wildlife corridors on the site. ✓

[3] Natural England, https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles.aspx

Access: Services, Facilities, Sports and Play

5.6. The ability to access services and facilities via active travel is crucial to supporting the function and sustainability of a development and associated communities.

5.7. To achieve effective access to services and facilities, development should:

a. Identify existing accessible **services, facilities, sports and play provision** and ensure design and layout facilitates **connectivity** in a way that prioritises active travel. ✓

b. Provide appropriate on-site (or where appropriate enhancement of existing off-site) **services and facilities** and enable potential for **future provision**. Provision to be responsive to development scale, accessible existing provision, and needs of the community. ✓

c. Integrate sport and play provision into **open space**. The type and size of open spaces should be responsive to scale of development, accessible existing provision, and needs of the community. ✓

d. **Locate** on-site services, facilities and places for sport and play where they have **active frontages**, are **visible**, are **accessible,** and **encourage active travel** including from existing communities. ✓

e. Integrate **'play on the way'** and **frequent seating** along key routes to services and facilities.

f. Locate compatible uses near services and facilities to create **integrated communities** – such as specialist housing. ✓

6. Inclusivity and Sustainability

6.1. Inclusive development provides opportunities for residents to come together and supports the creation of multi-generational communities.

6.2. Genuinely sustainable development achieves social and economic benefits for new and existing communities, conserve and enhance the built and natural environment, whilst also supporting the longer-term transition to net zero through energy and water efficiency.

Healthy and Active Lifestyles

6.3. A high-quality design should support healthy and active lifestyles and the wellbeing of individuals and communities. This is a key aspiration for Shropshire Council.

6.4. To support healthy and active lifestyles, residential development should:

a. Provide appropriate levels of **private amenity space, public realm and public open space** which is accessible and inclusive, green, and positive for nature and climate adaption. They should also provide opportunities for all ages and abilities to engage in sport, play, exercise and recreation. ✓

b. Integrate **street trees** and **landscaping** through the development to deal with a range of environmental and equity issues and support the benefits green spaces have on mental health. ✓

c. Protect against exposure to **air, noise and other forms of environmental pollution**. ✓

d. Ensure streets **balance** their role in facilitating movement and supporting place function. Think prioritisation of pedestrian and cyclist movement; ease of crossing; places to sit, chat and play; active frontages; and natural surveillance. ✓

e. Promote and prioritise **active travel**. Including through provision of high-quality walking and cycling routes - responsive to desire lines rather than dictated by access road alignment, links to green spaces, and cycle parking at key destinations. ✓

f. Support maintenance, improvement and where appropriate provision of **health and education facilities** and protect and enhance **sports, leisure and recreation facilities**. ✓

Inclusive and Multi-Generational Communities

6.5. Inclusive and multi-generational communities allow people of any age, ability, income or ethnic background to be involved. To support this, housing development will include a mix of dwelling sizes, types and tenures that is responsive to current and future needs of our communities.

6.6. In Shropshire, demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average. Therefore, an appropriate housing mix should include adaptable housing, which is able to respond to the changing needs of occupiers as they age; and specialist housing which supports the independent living of older people and those with disabilities and special needs.

6.7. To support inclusive and multi-generational communities, residential development should ensure:

a. An **inclusive design and layout**, which allows people of any age, gender, ethnicity and ability to access and use the site. ✓

b. All new dwellings achieve **at least M4(2)** accessible and adaptable dwelling standard and on sites of 5 or more dwellings **5%** should achieve **M4(3) wheelchair user dwelling** (wheelchair adaptable) standard, unless site-specific factors indicate that step-free access cannot be achieved. ✓

c. All proposals for 50 or more dwellings include **10% specialist housing** for older people and/or those with disabilities and special needs that support independent living (or where required provide high-level care for those with dementia and/or complex needs). ✓

d. Specialist housing and a meaningful proportion of other housing should achieve **HAPPI and Dementia Friendly principles**. ✓

e. **Affordable housing** is **indistinguishable** from market housing including through location, architecture, and landscaping; and **thoughtfully distributed** (think pepper-potting) through the site. ✓

f. **Accessibility, community interaction** and **spending time outdoors** is supported. Including through appropriate on-site provision of services, facilities, activities, open space and public realm to allow people to meet their needs, each other, and gain the health benefits of being outside in green spaces. ✓

g. Key routes include places to **sit, chat and play**; and utilise **surfaces** and **features** that support use by those with visual, mobility or other limitations. ✓

Sustainability and the Transition to Net Zero

6.8. High-quality design and sustainable development are inherently interlinked. Sustainable development supports the transition to net zero and meets needs now and in the future.

6.9. To achieve sustainable development that supports the transition to net zero, residential development should:

a. Maximise opportunities for **fabric energy efficiency**. Think building orientation to maximise solar gain and avoid overheating; insulation of roofs, floors and walls; and airtightness. ✓

b. Manage **travel behaviours** by providing opportunities to minimise need to travel, promoting and prioritising active travel, identifying and facilitating access to public transport (including where appropriate on-site connectivity and facilities), and integrating electric vehicle charging in domestic and public realm settings. ✓

c. Support the transition to a **circular economy** by reducing waste and maximising re-use/recycling (construction and operation). ✓

d. Identify opportunities to integrate and support community initiatives for **on-site low carbon and renewable energy generation**, including on dwellings and in public realm. ✓

e. **Adapt to our changing climate**, including by incorporating sustainable drainage, green infrastructure, water efficiency and flood risk management. Provision should be responsive to relevant priorities and measures of the Shropshire Local Nature Recovery Strategy. ✓

f. Consider opportunities to minimise **embodied carbon,** support **nature-based carbon sequestration**, and **offset carbon emissions**. ✓

Biodiversity and Heritage

6.10. Shropshire has a rich built and natural environment which new residential development should take opportunities to conserve and enhance.

6.11. To conserve and enhance Shropshire's built and natural environment, residential development should:

a. Identify natural environment assets on and in proximity of the site, and ensure they are **conserved** and wherever possible **enhanced** and **interconnected**, through development proposals. ✓

b. Achieve **at least 10% 'biodiversity net gain'**. Wherever possible, this should be **on-site**, if not possible it should occur **as close as possible** to the site, to ensure environments and communities receiving development 'attain the gain'. ✓

c. **Maximise the value** of 'biodiversity net gain' by taking opportunities to support achievement of the objectives of the **Local Nature Recovery Strategy** for Shropshire. ✓

d. Ensure open space and public realm is **multi-functional** - enhance the natural environment, health & wellbeing, connectivity, flood management, etc. ✓

e. Incorporate **non-disturbed wildlife corridors and habitat areas**, which are subject to low disturbance to avoid impeding habitat function and support maximum use of wider recreational public open space, where this aligns with the Local Nature Recovery Strategy. ✓

f. Where located within the Shropshire Hills National Landscape, support its ***'special qualities'*** through the achievement of the **highest** design standards. ✓

g. Identify designated and non-designated heritage assets and their settings on or in proximity of the site.
-Wherever possible, **avoid** harm or loss of significance to these assets and their setting.
-If harm is likely, this must be justified by demonstrating public benefits **outweigh it** and **appropriate mitigation** provided. ✓
-In instances where partial or total loss is justified by being **outweighed** by public benefits, **recording** to advance understanding of significance must occur.

h. Maximise opportunities to deliver **enhancement and management** of heritage assets. ✓

i. Respond to **existing soil types** that support the wider landscape character and geology, beyond modified agricultural soils. ✓

7. Function

7.1. When thinking of high-quality design, often the most overlooked aspect is function. Creating sustainable places that work - meeting the needs of current and future communities, supporting a healthy environmental network, and stimulating economic growth.

Responsive to Community Needs – Current and Future

7.2. New residential development should 'function well' and provide a high standard of amenity for existing and future users.

7.3. To achieve sustainable places that are responsive to community needs – current and future, proposals should:

a. Ensure the design and layout **responds** to the needs of communities and is capable of **adapting** alongside communities. ✓

b. Provide an **appropriate mix of housing** types, sizes and tenures (particularly affordable and specialist housing) that reflect the needs of the local community. ✓

c. Supports housing that is **adaptable** to meet changing needs of occupiers. ✓

d. Supports provision of appropriate **private amenity space** – all houses sand wherever possible apartments should have meaningful private amenity space. ✓

e. Provide proportionate but **meaningful** and **multi-functional open space, green infrastructure** and other **destinations** (services, facilities and public-realm) where people can meet. ✓

f. Support **accessibility** for all ages and abilities. Think about how communities get to services and facilities, open space and public realm, public and active transport links, and employment opportunities. ✓

Amenity

7.4. The amenity of those living on and near the site should be an active consideration when designing a proposal. Therefore, residential development should:

a. Provide appropriate **'separation'** between dwellings, to ensure privacy and residential amenity of occupiers of existing and proposed dwellings. ✓

b. Ensure appropriate **private amenity space** – all houses should have meaningful private amenity space and wherever possible apartments should also be provided private amenity space. ✓

c. Provide appropriate and strong **boundary treatments** that support nature and/or local character. ✓

d. **Distinguish** between front gardens and parking areas. Promote front gardens for social interaction and nature. ✓

e. **Integrate** bin and cycle storage, utility boxes, and electric vehicle charging points in a considered way. ✓

f. Provide **multi-functional** and **meaningful** open space and **interlinking** green infrastructure which encourages use by all. Think **space for nature**; management of **water; circular-routes** for walking, dog walking and park running; places for **relaxation**; and **sport, play, recreation and exercise facilities** for all ages. ✓

Safe and Secure

7.5. Developments should create environments which make people feel safe and reduce opportunities for crime and anti-social behaviour.

7.6. To achieve a safe and secure development, proposals should:

a. Achieve a layout that invites a sense of **safety** and **community**. Think active frontages (including dual-aspect homes on street corners), front doors to streets (including 'groups' of apartments in apartment buildings); and perimeter blocks. ✓

b. Facilitate **natural surveillance** through layout and orientation of dwellings and **avoid 'left over spaces'** without clear function. ✓

c. Use **design features** to identify acceptable routes to, from and through a development, encouraging their use and feeling of safety. ✓

d. Design **seating, bins and other street furniture** so as to not form the focus for anti-social behaviour. ✓

e. Follow the **'secured by design'** principles for site layout (to reduce the opportunity for and fear of crime and anti-social behaviour) and properties (think about doors, windows, alarm systems, conservatories, garages, and secure cycle parking). ✓

8. Technical Guidance

Structural Landscaping

8.1. Structural landscaping is the overarching arrangement of the landscape (including public open space, woodlands, planted verges, hedgerows, and street tree avenues), in order to:

a. Enhance the setting of the built form.
b. Contribute to climate regulation.
c. Support achievement of biodiversity net gain.
d. Support the general health & wellbeing associated with being outdoors.
e. Retain, enhance or establish wildlife corridors.
f. Achieve connectivity between new and existing green infrastructure, ecological assets, public realm and open space on and off site.
g. Provide noise mitigation.

8.2. To achieve an effective layout that maximises the potential benefits of the landscaping of a site:

a. **Structural landscaping should be considered from the outset**, alongside such factors as streets, buildings and public realm. ✓

Biodiversity Net Gain

8.3. 'Biodiversity net gain' is intended to make sure habitats for wildlife are left in a measurably better state than before development occurred.

8.4. Government has produced advice on how to achieve biodiversity net gain at: https://gov.uk/guidance/understanding-biodiversity-net-gain

8.5. Achievement of **at least 10% 'biodiversity net gain'** is a requirement for most residential development:

a. Wherever possible, 'biodiversity net gain' should occur **on-site**. If not achievable, it should occur **as close as possible** to the site, to ensure environments and communities receiving development 'attain the gain'. ✓

b. The value of 'biodiversity net gain' can be maximised by aligning delivery with objectives in the **Local Nature Recovery Strategy** for Shropshire. ✓

Separation Standards

8.6. The layout of a development should provide appropriate 'separation' between new and existing dwellings, so as to ensure the privacy and residential amenity of occupiers of existing and proposed dwellings.

8.7. To achieve appropriate 'separation', the layout of a residential development should achieve the following standards for front and rear elevations:

a. For the single storey component of any proposed dwelling a **minimum 15m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓

b. For the second storey component of any proposed dwelling, a **minimum 21m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓

c. For the third storey or higher components of any proposed dwelling, a **minimum 27.5m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓

d. Where a proposed dwelling faces a blank elevation of a property (or one with only windows to non-habitable rooms) a **minimum 12m separation distance**. ✓

8.8. The layout of a residential development should also achieve appropriate 'separation' standards between side elevations:

a. For detached properties, a **minimum 1m separation distance** to their property curtilages. Similar separation is expected for 'groups' of semi-detached properties and 'groups' of terraced properties. ✓

Figure 4.1: Separation Standard - Single Storey Dwelling

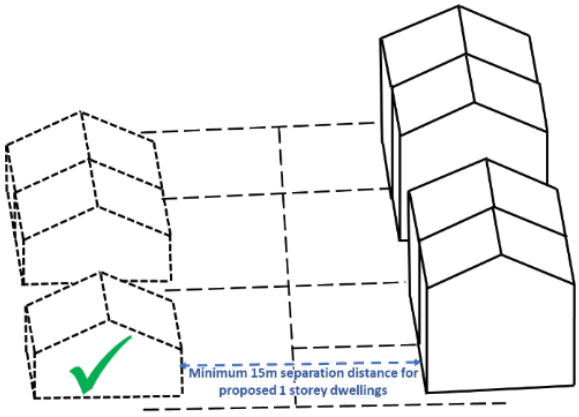


Figure 4.2: Separation Standard - Two Storey Dwelling

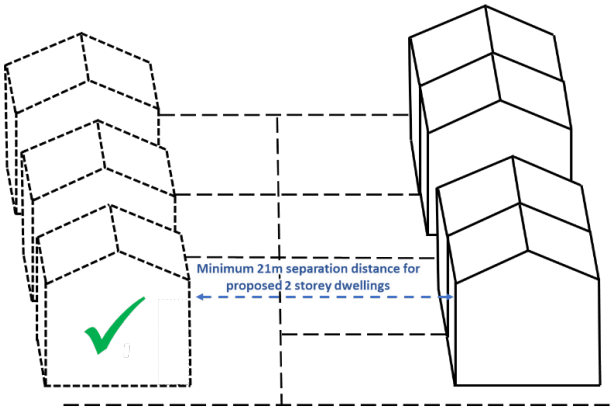


Figure 4.3: Separation Standard - Part Single Part Two Storey Dwelling

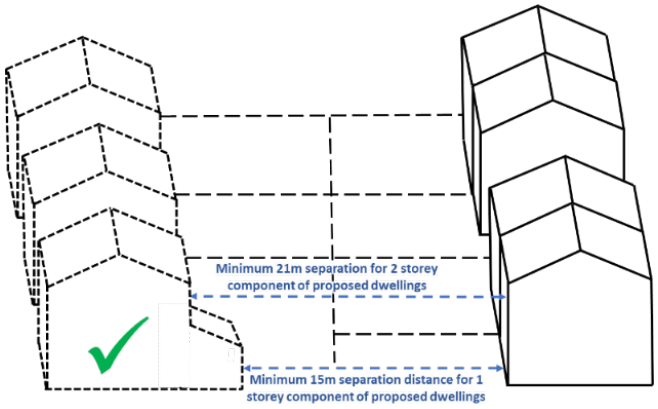


Figure 4.4: Separation Standard - Three Storey or Higher Dwelling

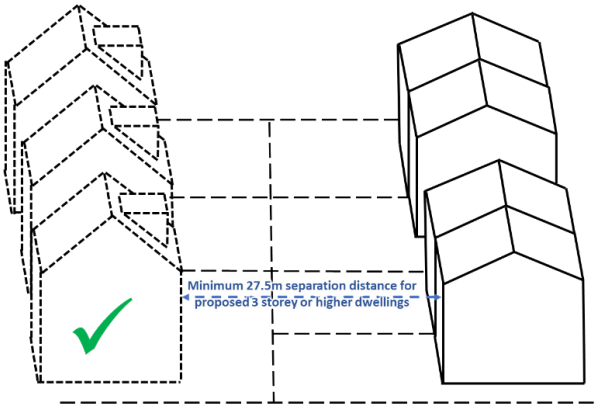


Figure 4.5: Separate Standard – Dwelling to Side of Another Building

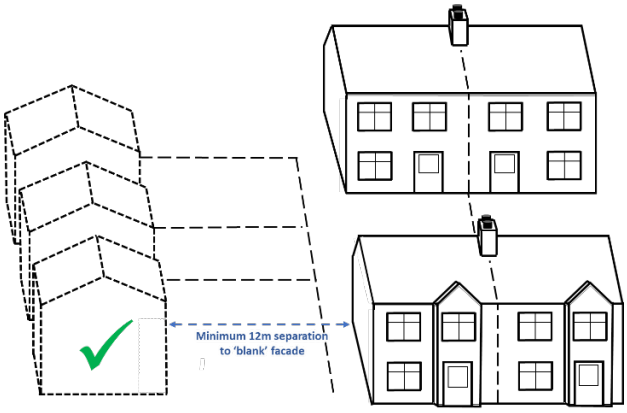
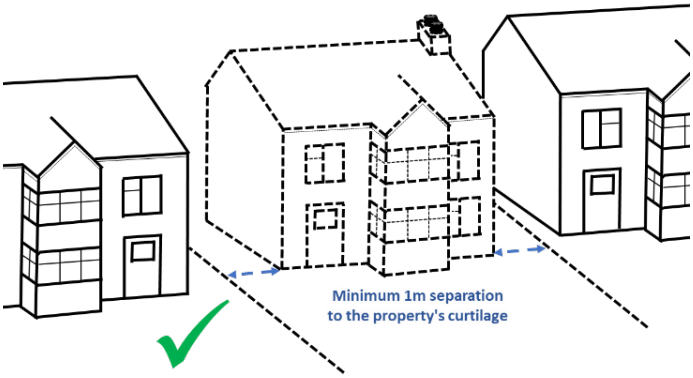
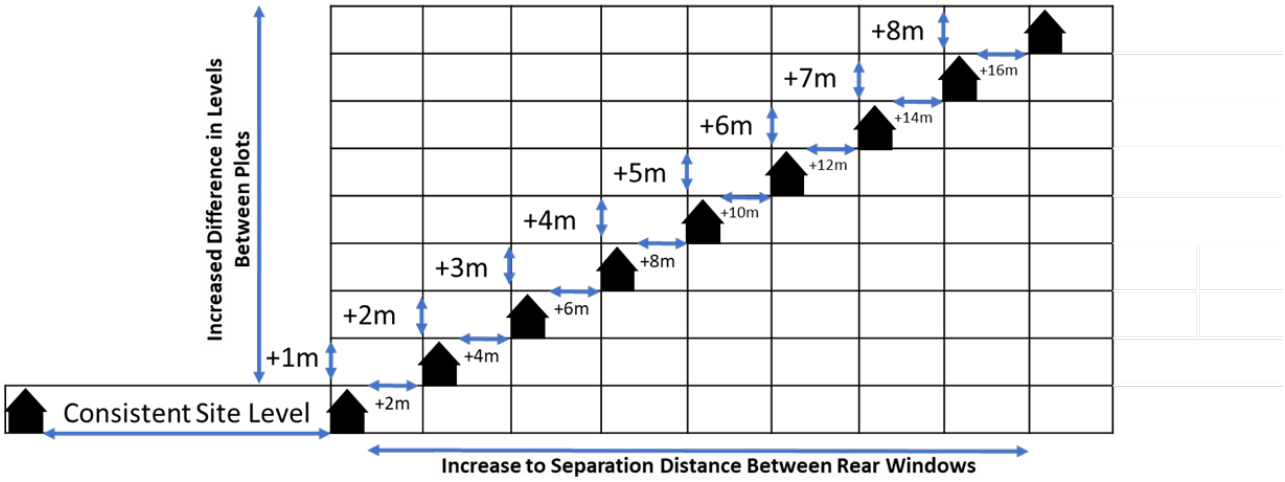


Figure 4.6: Separate Standard – Dwelling Alongside Existing



8.9. Please Note: required separation distances may be increased where there are changes in levels (height) between the relevant dwellings plots if this increases the potential adverse effect on amenity. Generally, every metre change in the level of the properties, means an additional 2m of separation would be expected.

Figure 4.7: Appropriate Separate Distances Between Single Storey Dwellings / Dwellings with a Single Storey Element



Internal Floorspace

8.10. Providing dwellings with sufficient internal floorspace positively contributes to the occupier's ability to achieve a high-quality of life. Appropriate internal space standards also provide greater potential for adaptations to the property to meet the changing needs of occupiers in the future – for instance as their family grows or as they age. As such, appropriate levels of internal space should be provided within all residential development.

8.11. For this reason, there is a general expectation all dwellings should achieve the **nationally described space standards**.

a. The dwelling provides at least the following gross internal floor area and built-in storage area:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

b. Dwellings with two or more bedspaces have at least one double (or twin) bedroom.

c. To provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide.

d. To provide two bedspaces, a double (or twin) bedroom has a floor area of at least 11.5m2.

e. One double (or twin) bedroom is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area).

g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.

h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in

excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement.

i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

8.12. Further information on these Nationally Described Space Standards is available at: *www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf*

Public Realm and Open Space

8.13. Public realm and open space have an important place shaping role, but also perform an important function in supporting opportunities for play, sport, recreation, socialising, exercise and rest. As such:

a. Public realm and open space should form an **integral part** of any residential development, **distinct** from private amenity spaces 'on the ground', and not directly abut dwellings. ✓

b. Public realm and open space should have a **clear identity and purpose** (informed by Natural England's Green Infrastructure Framework[4]) and **support achievement** of relevant priorities and measures in the Shropshire Local Nature Recovery Strategy and Shropshire Green Infrastructure Strategy[5]. ✓

c. Wherever possible **integrate** into and enhance the wider green infrastructure network of the area, and be designed and located to allow users to come and go via accessible routes which benefit from natural surveillance.

d. On-site public open space provision should be **high-quality, useable**, and equivalent to a **minimum of 30sqm per person, assuming one person per bedroom**. ✓

e. Opportunities to create a **larger meaningful open space** should be pursued on sites of 20 or more dwellings, to achieve high-quality provision. This should include flat 'lawn' areas for formal / informal games and community gatherings. ✓

f. Where sufficient open space provision is not possible on-site, **appropriate contributions** to off-site provision are sought. ✓

g. Areas of open space should be **managed and maintained in perpetuity**, secured by way of legal agreement. ✓

[4] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx

[5] https://shropshire.gov.uk/media/20519/green-infrastructure-strategy-main-report-ev05201.pdf

8.14. **Small and fragmented parcels of open space** (such as highway verges) are maintenance intensive and have very limited usability and biodiversity value. Therefore, whilst potentially a valued design feature, they are not considered to constitute functional open space. **As such, it does not count towards the 30sqm per person requirement.**

8.15. The minimum public open space requirement increases in circumstances where development has the potential to adversely affect the integrity of an internationally or nationally designated wildlife site due to recreational impacts.

Playing Fields

8.16. To ensure the health and wellbeing of individuals, communities and places, it is important to ensure provision of sufficient playing pitches. As such:

a. The outcomes of the Shropshire Playing Pitch and Open Space Strategy (PPOSS) and the Leisure Facilities Strategy should be taken into account in determining the **level and type of sport and recreational facilities** required to meet the needs of the occupiers of the new development. ✓

8.17. The provision of playing fields on a site can form part of the total public open space provision required.

Play Space

8.18. To ensure that open space provision meets the needs of our communities, it is important to ensure provision of sufficient formal and informal play space.

8.19. There are various forms of play space, including:

a. Informal areas of play, such as games area(s) and playable routes.

b. Local Areas of Play (LAP's) designed for use by younger children and facilitating supervision. Dependent on approach they may include play equipment or 'features' that positively encourage play. They should be accessible (within 100m of every home) and a minimum of 100m2 or an equivalent area distributed along a playable route.

c. Local Equipped Areas of Play (LEAP's) designed for children beginning to play independently with friends and supervised younger children. They should be accessible (within 400m of every home) by safe routes, a minimum of 400m2, and laid out with features and equipment that provide for informal recreation and varied, stimulating and challenging play experiences.

d. Neighbourhood Equipped Areas of Play (NEAP's) designed mainly for older children, but supportive of supervised younger children. They should be accessible (within 1,000m of every home) by safe routes, a minimum of 1,000m2, and laid out to support age-appropriate socialising (sheltered areas) and play (including space for larger group games and more challenging equipment and informal areas).

e. Programmed Play / Recreation for All Facilities are specifically designed for informal recreation and integrated / distributed through a development. They include such facilities as Multi-Use Games Areas (MUGA's), skate parks, parkour elements and social areas for teens. They should be accessible (within 700m of every home) by safe routes and a minimum of 1,000m2.

8.20. The Shropshire Green Infrastructure Strategy[6] and Fields In Trust[7] 'benchmark distance guidelines' and 'provision in relation to a development scale' inform the scope of play provision deemed appropriate for new development in Shropshire.

8.21. The amount and type of play space provided should be responsive to the size of the development:

a. Up to 20 dwellings to provide space **for informal play**. ✓

b. 21-100 dwellings to as a minimum provide **Local Areas of Play** (LAP's) and **space for informal play**, subject to existing walking distances. ✓

c. 100-500 dwellings to as a minimum provide a **Local Areas of Play** (LAP's), **Local Equipped Areas of Play** (LEAP's) and **space for informal play**, subject to existing walking distances. ✓

d. More than 500 dwellings to provide **all types of play spaces for all ages.** ✓

8.22. The design of play spaces should be inclusive and accessible, with appropriate furniture, surfaces, boundaries and points of access.

8.23. The Council encourage early engagement with relevant Town and Parish Council's on play space, as they understand the needs of the community and can be responsible for their future management.

Private Amenity Space

8.24. Private amenity space is an external area dedicated to a property for the specific use of its occupier(s). Such space is multi-functional, providing much needed external space for households to relax, space for activities

[6] https://shropshire.gov.uk/media/20519/green-infrastructure-strategy-main-report-ev05201.pdf
[7] https://fieldsintrust.org/content/images/FIT-Standards-2024-Accessible-version.pdf

that are best undertaken outside (such as drying clothes), and also contributes to biodiversity/green infrastructure networks.

8.25. For the avoidance of doubt, private amenity space is **complementary to** but **separate from** public open space provision required on a site.

8.26. Appropriate levels of private amenity space should be provided within all residential development and be designed to achieve an acceptable noise standard:

a. **Houses (including where it represents specialist housing)** should include appropriately sited, proportionate (to the dwelling, plot and surrounding built form), and of an appropriate size (a minimum of 10.5m in length and 70m2 for 2-storey dwellings – these may increase where the plot has steep gradients or includes route protection zones for significant trees) private amenity space. ✓

b. **Flats and apartments (excluding specialist housing)** should, wherever possible, include private amenity space that is clearly associated with and accessible from the property. Generally, this should consist of green roof gardens and/or appropriately located and accessible 'green' amenity plots in the property curtilage (with appropriate boundary materials). ✓

c. **Specialist housing consisting of flats and apartments** should generally include a mix of properties with private amenity space and communal space is generally most appropriate. For instance, ground floor properties should have an area of amenity space and upper floor properties should benefit from access to communal amenity space. ✓

d. Private amenity space should generally be located to the **rear of properties, maximise sunlight,** and wherever possible **back onto other gardens or private space** in order to reduce risk of unauthorised access. Where properties back onto public spaces, the boundary treatments should appropriately respond to these conditions in order to reduce risk of unauthorised access. ✓

e. Where it is not possible to provide private amenity space in line with a-d, careful consideration should be given as to whether proposals constitute **an appropriate design**. If this is considered to be the case, then communal amenity space should be provided as a minimum. ✓

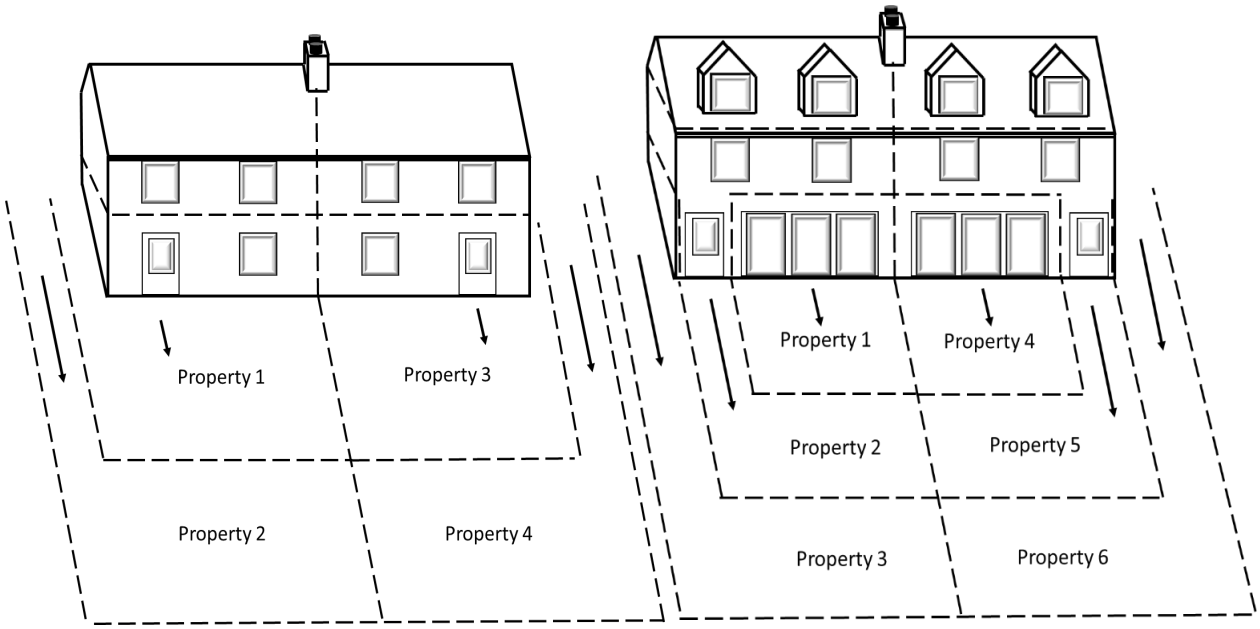
8.27. In some instances, it may be acceptable for the private amenity space of certain flats or apartments (excluding specialist housing) on upper stories to consist of balconies.

8.28. However, this is dependent on a number of factors, including whether alternative provision is possible; whether balconies of sufficient size can be

achieved; whether it is appropriate on the plot; whether it is appropriate given the character, appearance and historic interest of the settlement, streetscene, neighbouring properties, network of green spaces and the landscape; and the implications for neighbouring amenity (whether they directly overlook windows or, at close quarters, rear gardens).

8.29. Examples of how to effectively provide private amenity space for flats and apartments (excluding specialist housing) is provided within Figure 8.2:

Figure 8.8: Examples of Private Amenity Space in Flats / Apartments



8.30. For specialist housing consisting of flats and apartments, the general preference for the mix of private and communal amenity space reflects the diverse needs and aspirations of its occupiers. Some prefer/feel able to have private amenity space with the associated direct management responsibilities, whilst others prefer access to communal space which provides some of the benefits of private amenity space, without the direct management responsibilities.

8.31. Where communal space is provided, it should allow equitable access for all tenures and abilities. It should also include quality amenity features that suit the needs of intended residents (usually at least a variety of planting and seating), and allow privacy and separation from private living areas, public spaces, building servicing and bin stores.

8.32. Integrating well-designed play into these communal spaces can also represent a positive way of increasing visiting time and providing opportunities for social interaction between generations. If well designed, residents can also use these features – evidence demonstrates dementia patients benefit from play case studies.

Boundary Treatments

8.33. The choice of boundary treatments (built and natural) within a residential development is important as they can contribute to character and appearance and overall function of a scheme.

8.34. To achieve effective boundary treatments:

a. Site boundaries should **support integration** and **be welcoming.** ✓

b. Property boundaries should be **cohesive** and **responsive / positively contribute** to the character and appearance of the site and its surroundings. ✓

c. Public open space boundaries should **be appropriately defined,** support clear **access points** and ensure spaces feel **safe and legible** for all users. These boundaries should be responsive to the space, site and setting; and involve appropriate structures, planting, and/or hard surface material changes. ✓

d. Play areas should have boundaries that **ensure safety** of users and **separation** from roads, cycleways and other hazards. Such boundaries do not necessarily need to be tight to play equipment, where appropriate they can include wider open space to allow extension of play (potential conflict with dog walkers can be resolved through good management). ✓

e. Boundary treatments required for **noise mitigation** should be **designed to last** and have a clear responsibility for **ongoing maintenance and retention**. ✓

f. **Natural boundary treatments** are encouraged in appropriate locations. They can function as environmental pathways, integrate into the wider environmental network, soften edges, maximise biodiversity value, and potentially dispersing pollution. Where hedges are used, unless there is an existing established hedge, it is generally necessary to also provide railings. ✓

g. Any gated access points within a development should utilise **accessible gates/barriers**. ✓

h. Expectations for **retention and future management** of boundary treatments should be clearly established. ✓

Trees and Hedges

8.35. In Shropshire, trees and hedges can form important existing assets contributing to the character of the area:

a. Important **trees and hedges** should be retained (ideally as part of the **public realm**) and can both inspire and form 'anchors' for a layout and provide maturity to a development. ✓

8.36. An Arboricultural and Hedge Report can inform understanding of the health and amenity value of trees and hedges on a site, informing this process.

8.37. To successfully incorporate existing trees and hedges into a scheme, it is important that root protection and canopy zones are carefully considered – both for the health of the tree and to ensure a positive juxtaposition between them and the built form.

Planting

8.38. All public open spaces should include effective and inter-connected planting from bulbs to shrubs, trees, hedges and, if appropriate, fruit trees and naturalistic native planting.

8.39. Layout of and species selected within planting should respond to:

a. The **layout of the site** and areas of public open space upon and in proximity to it. ✓

b. The **layout of the public open space** itself. ✓

c. **Local landscape character**. ✓

d. Any relevant **Shropshire Local Nature Recovery Strategy** species lists. ✓

e. The need to ensure **resilience** to expected changes to our climate, including hotter summers and wetter winters. ✓

f. The need to **improve Tree Canopy Cover** across the Country, particularly in areas below the standard minimum 20% canopy cover. ✓

g. The expectation of **seasonal interest**, including species which flower throughout the calendar year (including winter flowers). ✓

h. **Sensory qualities** of layout and species. ✓

8.40. This variety and connectedness is required for reasons of aesthetics, placemaking, and to support provision of Biodiversity Net Gain.

8.41. Earth mounding features could be included in combination with planting for visual interest as well as opportunities for sunbathing and informal play. Any mounding should have free-flowing, natural contours and not look engineered.

Vehicular, Cyclist and Pedestrian Routes

8.42. The design, location and inter-connectivity of vehicular, cyclist and pedestrian routes should be considered from the outset of any design process and fully integrated into the design of a development proposal.

8.43. Vehicular, cyclist and pedestrian routes should:

a. Be designed to be **visually open, direct, interconnected**, and assist easy and intuitive **wayfinding** and use. ✓

b. Be designed with regard to the **needs of all users**, including those with mobility, visual or other impairments. ✓

c. Utilise **robust surface materials** which are suitable for intended uses, responsive and complementary to the character of the development site and its surroundings, and easy to maintain. ✓

8.44. Shropshire Council recommends consideration of national guidance on the design of vehicular, cyclist and pedestrian routes. In particular:

The Manual for Streets (1 and 2):
https://gov.uk/government/publications/manual-for-streets
https://gov.uk/government/publications/manual-for-streets-2

Cycle Infrastructure Design (LTN 1/20):
https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf

Electric Vehicle Charging

8.45. Consistent with Part S of the national Building Regulations, Electric Vehicle (EV) charging points are a mandatory requirement for residential development in the following circumstances:

a. New residential homes - each home with on-site parking must have its own EV charging point.
b. New residential buildings with parking in a covered car park - each dwelling with a parking space must have a dedicated EV charging point.
c. Buildings converted for residential use and which have a car park - each dwelling with a parking space must have an EV charging point.
d. Residential buildings undergoing major renovation work which to have more than 10 parking spaces - each dwelling must have one charging point and all other parking spaces cable routes.

8.46. Where EV charging is not a mandatory requirement residential development should:

a. Wherever possible **integrate EV charging infrastructure** that is responsive to the scale of the development proposed. ✓

Vehicle Parking

8.47. Appropriate levels of vehicle parking should be provided within a development, in the form of space(s) with the curtilage of the property and benefiting from natural surveillance and appropriate lighting.

8.48. To ensure parking provision within residential development meets needs of future occupiers, it is recommended:

a. Housing, flats and apartments (excluding specialist housing) with 1 bedroom to have **1-2 car parking spaces**; with 2 bedrooms to have **2-3 car parking spaces**; and with 3 or more bedrooms to have **3-4 car parking spaces**. Such provision can include provision of driveways, allocated spaces, car ports and garages. ✓

b. Self-contained specialist housing to have **1-2 car parking spaces**. Non-self-contained specialist housing to have **2 car parking spaces per 10 bedspaces**. ✓

c. Driveway and communal car parking spaces should have minimum internal dimensions of **2,500mm width by 5,000mm length**. Where this parking space fronts a garage, a **1,000mm buffer** should be provided to allow access.[8] ✓

d. Driveways should **incorporate permeable paving or border gardens** and have **clear sight lines** to allow cars to reverse out of the space onto the highway. ✓

e. Car ports should have minimum internal dimensions of **3,000mm width by 5,000mm length** to allow easy access to the vehicle.[8] ✓

f. Single garages should have minimum internal dimensions of **3,000mm width by 7,000mm length** to allow easy access to the vehicle and sufficient storage for a bicycle to the rear.[8] ✓

g. Double garages should have minimum internal dimensions of **5,500mm width by 7,000mm length** to allow easy access to the vehicles and sufficient storage for a bicycle to the rear.[8] ✓

h. **Motorcycle bays** should include ground anchors and/or metal support stands to which the motorcycles can be locked. ✓

8.49. Where communal parking is necessary and appropriate, they should be sited in small groups, close/adjacent to the associated properties, within view of habitable rooms, and allocated to individual properties. They should also either provide electric vehicle charging or be complemented by electric vehicle charging bays which are exclusively for this purpose.

[8] https://shropshire.gov.uk/media/21393/tn9-car-parking-guide-june-2021.pdf

8.50. Communal parking to the rear of properties or that consist of large groups of spaces is generally not appropriate.

8.51. On-street parking may be appropriate in some instances, but should be restricted in locations where it does not benefit from natural surveillance or creates natural surveillance 'black-spots'.

Cycle Parking

8.52. To encourage and support active travel, appropriate levels of cycle parking should be provided. This parking should be associated with both residential properties and public realm.

8.53. To ensure provision of appropriate levels of cycle parking:

a. Wherever possible, dwellings (excluding specialist housing) should be provided with **at least 2 cycle parking spaces**. For houses, this should generally be in the form of **private secured and enclosed spaces** in the properties curtilage. For flats and apartments this should generally be in a **communal secured and enclosed** cycle parking area in the curtilage of the building. All provision should complement and enhance character and appearance of the site. ✓

b. Wherever possible, self-contained specialist housing should be provided with **at least 1 cycle parking space**. Furthermore, **1 additional cycle parking space** should be provided **per 10 employees**. ✓

c. Wherever possible, non-self-contained specialist housing should be provided with **at least 1 cycle parking space per 10 bedspaces**. Furthermore, **1 additional cycle parking** space should be provided **per 10 employees**. ✓

d. Cycle parking associated with public realm should be targeted towards **key destinations** and consist of a **secure** design and materials which complement and enhance character and appearance. ✓

e. Short term **visitor cycle parking** should also be provided in an appropriate location(s) that benefit from natural surveillance. ✓

Accessible and Adaptable Housing

8.54. Accessible and adaptable housing enables people to live more independently, while also saving on health, social and adaptation costs in the future.

8.55. Part M of the Building Regulations accesses accessibility and adaptability, introducing two options technical standards. These are:

- M4(2) Accessible and adaptable dwellings – where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.
- M4(3) Wheelchair user dwellings – where a new dwelling makes reasonable provision, either at completion (wheelchair accessible) or is designed such that reasonable provision can be readily achieved at a point following completion (wheelchair adaptable), for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

8.56. In response to its consultation on 'raising accessibility standards for new homes', Government has indicated an intention to mandate M4(2), with M4(3) remaining an optional standard reflecting local need.

8.57. Shropshire's demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average.

8.58. Therefore, an appropriate housing mix should:

a. Achieve **at least M4(2)** accessible and adaptable dwelling standards for all dwellings. ✓

b. On sites of 5 or more dwellings, include **5% M4(3) wheelchair adaptable** standard, unless site-specific factors indicate that step-free access cannot be achieved. ✓

8.59. Details on these standards is provided within Part M of the Building Regulations at: www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

Specialist Housing

8.60. Specialist housing is designed to meet the diverse needs of older people and those with disabilities and special needs. There is an array of different forms of specialist housing, including:

- **Age-restricted general market housing**: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

- **Retirement living or sheltered housing**: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care**: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes**: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

8.61. Key distinctions between the categories of specialist housing are level of care and on-site communal facilities. The Council's pre-application service can be utilised to establish the use class of a particular form of specialist housing.

8.62. Shropshire's demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average.

8.63. Therefore, on larger development sites of over 50 dwellings, an appropriate housing mix should:

a. Include **10%** specialist housing which supports the independent living of older people and those with disabilities and special needs that support independent living (or where required provide high-level care for those with dementia and/or complex needs). ✓

HAPPI Principles

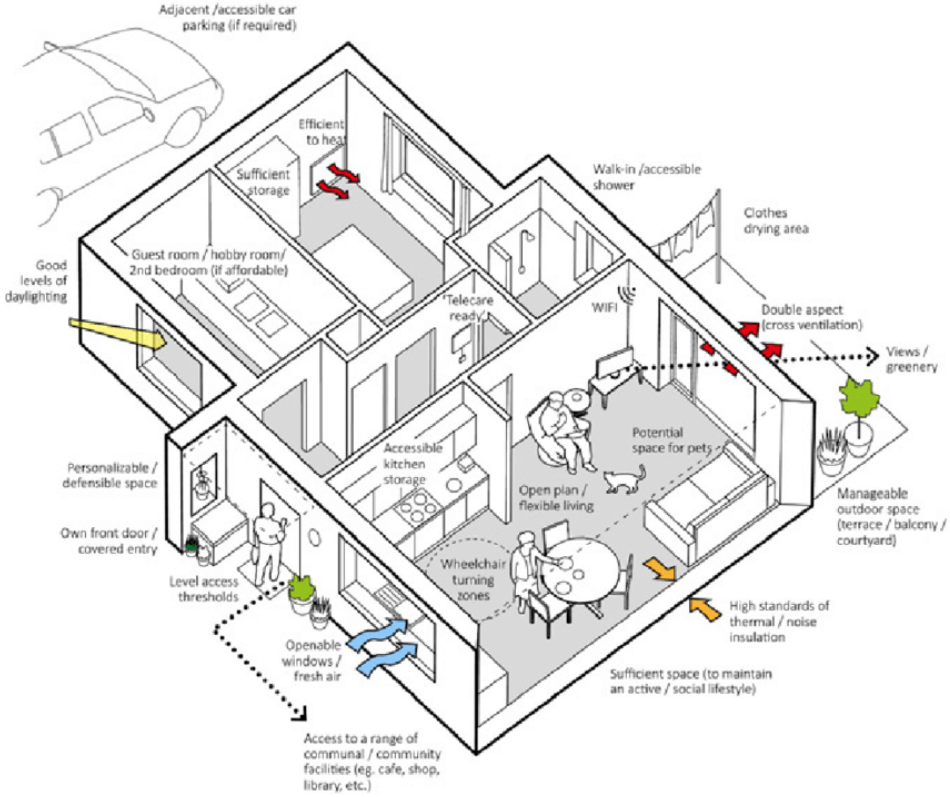
8.64. The HAPPI (Housing our Ageing Population Panel for Innovation) Principles are based on 10 key design criteria, which have particular relevance to the spectrum of older persons' housing and its need to adapt over time. These design criteria are:

- Space and flexibility.
- Daylight in the home and in shared spaces.
- Balconies and outdoor space.
- Adaptability and 'care ready' design.
- Positive use of circulation space.
- Shared facilities and 'hubs'.
- Plants, trees, and the natural environment.
- Energy efficiency and sustainable design.
- Storage for belongings and bicycles.
- External shared surfaces and 'home' zones.

8.65. Given the demographics of Shropshire:

a. Specialist housing and a meaningful proportion of other housing should achieve **HAPPI principles**. ✓

8.66. The following diagram summarises these principles:



9

8.67. Further information on the HAPPI principles is available via HousingLIN at: https://housinglin.org.uk/Topics/browse/Design-building/HAPPI/

[9]A Home for Life? A Critical Perspective on Housing Choice for "Downsizers" in the UK, (2016)

Dementia Friendly Housing

8.68. Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia.

8.69. Key considerations to achieve dementia friendly housing include layout (including safe access to and views of green spaces), décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.

8.70. Guidance on achieving dementia 'friendly' housing is available through such organisations as the Alzheimer's Society which has produced a Dementia-friendly housing guide available at: https://alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf

8.71. Given the demographics of Shropshire and the prevalence of dementia in older people:

a. Specialist housing and a meaningful proportion of other housing should achieve **Dementia Friendly principles**. ✓

Secured by Design

8.72. 'Secured by Design' is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

8.73. Its principles address numerous aspects of the design of development, such as the:

a. Location and design of **roads, cycle routes and footpaths**.
b. Location and design of **communal areas and public spaces**.
c. **Layout, orientation and mix** of dwellings and their boundaries.
d. Location and design of **vehicle and cycle parking**.
e. **Landscaping, planting and street lighting**.
f. **Security of properties**.

8.74. Further information on 'Secured by Design' is available at: https://securedbydesign.com/ https://securedbydesign.com/images/HOMES_GUIDE_2023_web.pdf

8.75. To achieve the principles of 'secured by design' new dwellings should be designed and positioned to:

a. As far as possible **provide natural surveillance** of roads, cycle routes, footways, communal areas and public spaces. ✓

b. Generally **'face'** each other and **minimise obstruction** of views from adjoining properties to increase potential for **natural surveillance**. ✓

c. **Principal entrances** located to **benefit from natural surveillance** and be easily identifiable from public realm. ✓

d. **Design of corner plots** to positively contribute to street-scene and provide natural surveillance on both road frontages. It is important to **avoid blank walls** overlooking public realm both from a visual and security perspective. ✓

e. Allow flats, apartments and communal housing (excluding care homes) to benefit from **a dedicated entrance** – this can serve clusters of residences. ✓

Adequate and Accessible Bin Storage

8.76. It is important to ensure residential development provides sufficient bin storage, located to achieve balance between function and appearance.

8.77. Functional considerations include amenity of occupiers of the site and surrounding properties, access to bins to deposit refuse, and the requirement for occupiers of properties to present bins at the kerbside on refuse collection days.

8.78. Appearance considerations include visibility from vehicular, cyclist, pedestrian routes; visibility from communal areas and public spaces; design and location complementing character and identity of the development and its setting (immediate area, wider settlement and the landscape).

8.79. To ensure adequate and accessible bin storage, residential development should:

a. Have a design and layout of roads to ensure **adequate access and egress** is provided to refuse and emergency vehicles, including appropriate turning spaces on cul-de-sac or equivalent road layouts. ✓

b. Achieve an appropriate balance between **function and appearance.** ✓

c. Provide all properties with **appropriately sized and located** bin storage. This should generally be **dedicated** to the property (including flats and apartments) and in its curtilage, as this is best able to balance function and appearance considerations. ✓

d. In **limited circumstances** where dedicated bin storage is not achievable and communal provision is considered appropriate it should:
-Provide **sufficient capacity** for all dwellings.
-Achieve a balance between **function and appearance**.
-Be **secure**, **fire-proof**, and **avoid** creation of natural surveillance **'black-spots'**.
-Positively promote and encourage **re-use and recycling**, consistent with the principles of the waste hierarchy.
-Be **accessible** to residents and refuse collectors.
-Where possible, use **larger communal bins** to reduce total bin numbers. ✓

Street Furniture and Signage

8.80. Street furniture and signage is important within a development. However, it has potential to detract from character and appearance. As such:

a. All street furniture and should be **appropriately sited** (to maximise function and natural surveillance) and **designed** to reinforce character and identity. ✓

b. For larger residential developments, a **coordinated** approach to provision of street furniture and signage should be employed to ensure it is complementary. ✓

c. Efforts should be made to **avoid proliferation** and unnecessary provision of street furniture and signage. ✓

Embodied Carbon, Sequestration and Offsetting

8.81. Embodied carbon is carbon dioxide emissions associated with materials (including extracting/manufacturing component materials, transportation of component materials, and manufacturing of the material itself), transportation of materials, and construction processes utilised in a development – during its whole lifecycle.

8.82. Residential development proposals should seek to:

a. **Minimise 'embodied' carbon** by maximising use of existing resources available on a site and utilising secondary and recycled aggregate (particularly on brownfield sites), and utilising construction practices which minimise waste. ✓

8.83. Nature based carbon sequestration is the process by which carbon is removed from the atmosphere and stored in natural 'reservoirs' like vegetation and soils. Carbon offsetting involves supporting reduction or removal of carbon dioxide and other greenhouse gas emissions to compensate for emissions made elsewhere.

8.84. Residential development is encouraged to support carbon sequestration and offsetting by:

a. **Planting (particularly trees)** in a development, **avoid disturbance of soils**, incorporating biochar and other natural forms of **carbon storage** into open spaces, and integrating any relevant priorities and measures in the **Local Nature Recovery Strategy**. ✓

b. Investing in **carbon capture and storage**. ✓

Energy

8.85. The design and construction of residential development can support households to minimise total energy demand and maximise use of local renewable energy.

8.86. To support energy efficiency and use of renewables:

a. Dwellings should be **orientated** to support management of temperatures - much of the energy used is to maintain comfortable temperatures (heating and cooling). ✓

b. Properties are expected to meet **building control requirements** for energy efficiency. ✓

c. Properties are encouraged to incorporate appropriately located **low carbon and renewable energy technologies**. ✓

Water Conservation and Efficiency

8.87. The Shropshire Water Cycle Study (2020) indicates water supply is under 'moderate' and it is important that new residential development does not result in an unsustainable increase in water abstraction.

8.88. To ensure new residential development minimises use of water it should:

a. As a minimum, meeting the optional Building Regulations' **110 litres per person per day** standard for water. ✓

8.89. Compliance with this standard is an inexpensive way to reduce water demand, pressure on water resources, ad costs for householders and energy usage in the treatment of this water.

Flood Risk Management

8.90. Development proposals that have the potential to experience flooding or increase flood risk elsewhere are expected to be informed by a Flood Risk Assessment.

8.91. Residential development requires a **Flood Risk Assessment** where:

a. It is located in Flood Zones 2 and/or 3. ✓

b. It is located in Flood Zone 1 but over 1ha in size or subject to critical drainage problems. ✓

c. It is understood to be subject to other sources of flood risk. ✓

d. It is located in an area identified as subject to increased risk of flooding now or in the future or at high risk of cumulative impacts within the Council's Strategic Flood Risk Assessment. ✓

8.92. A Flood Risk Assessment should *"demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime, taking climate change into account and with regard to the vulnerability of its users. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk."*

8.93. Proposals may also be required to undertake sequential (consideration of alternative sites less at risk of flooding) and exception tests (why the proposal is exceptional) – as defined in national policy.

Natural Environment Assets

8.94. Where residential development has the potential to negatively affect natural environment assets, proposals should be:

a. Supported by appropriate **Ecological, Arboricultural and/or Geological Impact Assessment(s)** – required at planning application stage. ✓

8.95. Such assessments should be carried out by a suitably qualified professional and be proportionate to the significance of the natural environment asset(s) likely to be affected.

8.96. These assessments should identify any natural environment assets that have the potential to be impacted by the proposal and explain how the proposal maintains and/or enhances them. In this way, it informs design of the proposal and its consideration at planning application stage.

8.97. To constitute high-quality design, residential development proposals should be responsive to the natural environment on the site and in its setting (as addressed under the key considerations component of this SPD). They should also maintain and enhance natural environment asset(s) present on the site and/or in its setting.

8.98. **Please Note: You are responsible for ensuring that you comply with Planning and relevant Ecology Legislation.**

Shropshire Hills National Landscape

8.99. National Landscapes (formerly known as Areas of Outstanding Natural Beauty / AONB) represent areas of the highest scenic quality. The primary purpose for their identification is conserve and enhance natural beauty. For this reason, in national policy they are considered to have equal protection to National Parks.

8.100. There is one National Landscape in Shropshire Council's administrative area, the Shropshire Hills National Landscape (which extends into the Telford & Wrekin Council administrative area).

8.101. A Management Plan has been prepared for the Shropshire Hills, which includes a summary of its special qualities and guidance on achieving a design that is sensitive to them.

The Management Plan is available at:
https://shropshirehills-nl.org.uk/a-special-place/aonb-management-plan/2019-24-management-plan

Work is also currently ongoing to update this Management Plan. The new draft Management Plan is available via:
https://shropshirehills-nl.org.uk/a-special-place/management-plan/2025-30-management-plan

8.102. Where residential development is proposed within the Shropshire Hills:

a. It should achieve **highest design quality** and support the special qualities of the National Landscape, as set out in the Management Plan. ✓

b. If it constitutes major development (10 or more dwellings), **demonstrate exceptional circumstances** and that it is in the **public interest**. ✓

Heritage Assets

8.103. Proposals for residential development with the potential to affect heritage assets or their setting should:

a. Achieve **highest design standards** informed by a **Heritage Impact Assessment (HIA)** – required at planning application stage. ✓

Heritage Impact Assessment
What is it? A structured process to consider and take into account the significance of relevant heritage asset(s), when designing and developing proposals. It is a crucial part of the design process, which tests whether proposals that could impact on a heritage asset(s) and their setting are appropriate. It helps to ensure that what is important about a heritage asset(s) is maintained or enhanced by proposals.
Who should undertake it? A suitably qualified professional.
What should it cover? The assessment should be proportionate to the significance of the relevant heritage asset(s). a. Identify character and significance of heritage asset(s) and their setting. b. Inform development of proposal(s) with the intention of achieving a high-quality design. c. Explain how the proposal maintains and enhances the character of heritage asset(s) and their setting. d. Inform consideration of the refined proposal, including whether it achieves high-quality design expectations.

8.104. **Please Note: You are responsible for ensuring that you comply with Planning and relevant Heritage Legislation.**

Air Quality

8.105. Poor air quality is detrimental to health and well-being.

8.106. Residential development proposals likely to give rise to concerns about air quality (including as a receptor) should:

a. Provide an **Air Quality Assessment**, proportionate to the scale of development & level of concern. This includes development:
-Likely to cause a change of greater than 500 annual average daily traffic movements or 200 HGV movements.
-Near an Air Quality Management Area (AQMA) and likely to cause a change of greater than 100 annual average daily traffic movements though it.
-Near commercial or industrial processes likely to generate emissions to air (including dust and odour) where there is a risk of these emissions impacting on the proposed development. ✓

b. Minimise **exposure to poor air quality** and where relevant seek to maximise opportunities to improve air quality particularly in AQMA's. Including through:
-Design and layout.
-Nature based solutions such as green infrastructure and trees (particularly in areas below the standard minimum 20% canopy cover);
-Use of industry relevant best available techniques.
-Traffic and travel management (including linking to active travel networks and provision of electric charging facilities). ✓

8.107. Residential development that would lead to significant new exposure into an area where air quality has potential to exceed national objectives, would lead to unacceptable risk from air pollution, or prevent sustained compliance with limit values/national objectives for air pollutants, are unlikely to be supported.

Noise

8.108. A noisy living environment can have negative impacts on health and well-being. As outlined in Professional Practice Guidance on Planning & Noise and its Supplementary Document 2 (Good Acoustic Design), good acoustic design principles such as layout, building massing, orientation and internal layout should be considered early in the planning process to ensure identification of most appropriate and cost-effective solutions.

8.109. Where residential development has the potential to be sensitive to existing or anticipated sources of noise (from permitted activities not yet commenced), proposals should:

a. Be informed by a **proportionate noise assessment** which informs proposals from the outset. ✓

8.110. This assessment must be prepared by a competent person who has appropriate training and experience in the field of environmental acoustics and follow the relevant industry good practice guidance.

8.111. Sources of noise that may need to be assessed (and overarching guidance on how to undertake such an assessment) include:

i. **Road traffic noise** sources that have potential to impact residential developments - through a 24hour survey to establish background noise levels both for day and night and maximum noise levels at night (LAmax). In carrying this assessment regard should be given to guidance provided in Professional Practice Guidance on Planning & Noise and the current BS8233: Guidance on sound insulation and noise reduction for buildings.

ii. **Rail noise** sources that have potential to impact residential developments - through a survey based on the rail timetable (to include freight where applicable). Additionally, vibration monitoring is needed if the proposed residential development is within 30m of a railway line.

iii. **Commercial and industrial** noise sources that have potential to impact residential developments - through an attended noise survey to determine worst and typical cases in line with the current BS4142 Method for rating and assessing industrial and commercial sound.

iv. **Entertainment premises** noise sources that may impact residential developments – through a survey to establish the likely noise impact (including noise generated by patrons). The assessment should be carried out in line with the Good Practice Guide on the Control of Noise from Pubs and Clubs - Criteria and Measurement IOA Acoustics Bulletin Nov/Dec 2003. As a general principle the aim should be to ensure music and noise emanating from existing entertainment premises (including noise generated by patrons) should not be audible within the proposed noise sensitive premises.

8.112. The following requirements and guidance should be considered when undertaking any noise assessment:

i. The impact of the noise sources should be based on measured noise levels at both the source and potential receptor location, rather than predicted values based purely on calculation.

ii. Unattended measurements are not appropriate for assessing impact of commercial, industrial or entertainment noise, as measured data cannot be correlated with specific activities at premises assessing.

iii. Calculations or predictions made shall be shown in sufficient detail to allow them to be checked for accuracy/validity. If the calculations are complicated, details may be included as an appendix.

iv. Where mitigation is necessary for a development to satisfy noise criteria provided in this document, the report should include a full specification of the mitigation.

v. Building envelope specifications, including glazing, shall include clearly annotated drawings showing in plan and elevation the recommended treatments and predicted noise levels for each façade.

vi. Ventilation specifications shall include design criteria (including ventilation system design, flow rates, assessment of overheating risk and the combined noise impact of noise breakthrough from the building envelope and the noise generated by the whole ventilation system).

vii. The appendices of the report shall include a plan showing measurement or prediction locations, unabridged noise measurement results and details of any calculations applied.

viii. The assumed noise reduction of a partially open window shall be assumed to be 10dB.

8.113. All noise assessments should also include the following information:

i. Whether or not an adverse effect on health and quality of life is occurring or is likely to occur.

ii. The level of any adverse effect as defined in the Noise Policy Statement for England Explanatory Note and the noise exposure hierarchy set out in National Guidance.

iii. Whether a good standard of amenity can be achieved taking into account appropriate mitigation measures. Such measures should not make the development unsatisfactory in other respects.

8.114. Proposals which result in an observed adverse effect requires an Acoustic Design Statement. Such development will be permitted where appropriate mitigation can either remove the effect or reduce it to an acceptable level.

8.115. The approach to mitigation of noise impacts should follow the principles of good acoustic design. In assessing mitigation schemes, the following hierarchy of measures should be considered, in descending order of preference:

i. Design and layout to maximise the distance between noise source and receptor, using existing topography, existing structures, and/or purpose-built barriers to screen the proposed development from significant sources of noise.

ii. Using the layout of the scheme or orientation of buildings to avoid exposure of noise sensitive rooms to adversely impacted facades. Maximising the amount of habitable space that does not overlook the noise source.

iii. Using the building envelope to mitigate the impact of noise to acceptable levels through noise insulation.

8.116. For medium / high risk noise sites:

a. It is imperative that building location, design, orientation, room layout, and the use of buildings as **noise shields** is considered at the outset of the design. ✓

8.117. Consideration of acoustic design after the site and building layout has been defined is not considered to constitute good acoustic design.

8.118. Solely relying on sound insulation of the building envelope to achieve acceptable acoustic conditions in new residential development, when other methods could reduce the need for this approach, is not regarded as good acoustic design and generally not considered acceptable.

8.119. Where internal noise levels are assessed with windows closed, justification for this should be included in the Acoustic Design Statement. The noise exposure hierarchy in the Professional Practice Guidance on Planning & Noise identifies closing windows to reduce noise levels, where there is no alternative ventilation, as an adverse impact. The severity of the impact depends on how often it is necessary to close windows.

8.120. Generally, a mitigation solution that involves closed windows and mechanical ventilation is not considered acceptable. Where it is considered acceptable and necessary to close windows for long periods of time, sufficient ventilation for comfort cooling and to avoid overheating is required (trickle vents are not considered appropriate to achieve this requirement). An overheating assessment is therefore required to assess the level of ventilation required.

8.121. As such, in carrying out the noise assessment regard should be given to the guidance provided in the Acoustic Ventilation and Overheating Residential Design Guide (AVO) and Part O of the Building Regulations.

8.122. The Professional Practice Guidance on Planning & Noise only considers noise from transportation sources. Occupants are usually more tolerant of a noise without a specific character than, for example, that from commercial sources which can trigger complex emotional reactions. Therefore, the Council will not normally support closed windows and alternative ventilation to mitigate noise from entertainment, industrial and commercial uses.

8.123. External amenity areas shall, where practicable, be designed to achieve the good noise standard of 50dB LAeq 16hr and shall not exceed 55db LAeq 16hr within external amenity spaces (gardens, patios, larger balconies, roof gardens and terraces).

8.124. Where an existing commercial noise source impacts on a proposed development, generally, the rated noise level should be no greater than the background noise level. However, the acceptability of the proposal is dependent on any particular characteristics and the context of the noise, as discussed in BS4142. A rating level below background is preferable, in situations where schemes are shown to be exposed to rating levels of +5dB or more above the background, it is likely that the Council would not support the scheme.

8.125. Any air or ground source heat pumps shall meet the requirements of the Microgeneration Certification Scheme[10] which sets a permitted development noise limit of 42dB (LAeq5min) at all sensitive receptors.

8.126. Where the Microgeneration Certification Scheme assessment criteria are not met, or in very quiet areas where background noise levels are exceptionally low, a full noise assessment is required prior to installation. The IOA and CIEH Professional Advice Note on Heat Pumps[11] recommend a maximum sound rating level of <35dB at any noise sensitive premises. It is expected <35dB at any noise sensitive neighbouring premises is achieved wherever reasonably practicable.

8.127. Where a site can only achieve a good level of noise amenity for some of the proposed dwelling plots but is still considered acceptable, these plots should be prioritised for affordable housing. This is in line with the objectives of health and wellbeing documentation, such as the Public Health Outcomes Framework, which has an overarching objective of reducing health inequalities.

8.128. Proposals which cannot be practicably designed / amended to prevent an unacceptable adverse effect or to avoid a significant observed effect will not be considered to represent a high-quality design and as such not permitted.

Lighting

8.129. Artificial lighting can cause harm to occupiers of existing and new dwellings and wildlife. As such:

a. It may be beneficial to prepare a **lighting strategy** for larger development proposals. ✓

b. Proposals for streetlights and security lighting should be positioned where they **do not shine directly into windows** of existing/new dwellings, **minimise impact on wildlife**, but provide **sufficient lighting** for safety and security on streets. ✓

c. The type of lighting proposed should be responsive to the local **context and character** and the area, as well as being as **energy efficient** as possible. ✓

8.130. Proposed landscaping, movement and lighting schemes should be complementary and work together to mitigate the effect of seasonal variations and support the perception of a safe environment.

[10] https://mcscertified.com/wp-content/uploads/2021/10/MCS-020.pdf

[11] https://cieh.org/media/7538/heat-pumps-briefing-note-professional-advice-note.pdf

Replacement Dwellings

8.131. For policy purposes, replacement dwellings represent new dwellings. As such, Shropshire Council will consider replacement dwellings in a manner consistent with consideration of proposals for new dwellings.

8.132. Shropshire Council recognises there are circumstances where it may be appropriate to replace a dwelling, for instance where the structure is unsafe and cannot reasonably be made so, or it is not conducive to the needs of the resident(s) and cannot reasonably be made so. However, there are equally circumstances where this is not the case.

8.133. The Council generally encourages careful consideration of alternatives to replacing a dwelling, before determining it is the preferred course of action.

8.134. A replacement dwelling should demonstrate it is **appropriate,** achieves a **high-quality design** consistent with the principles outlined in this document, and complies with the requirements of the design policies in the adopted Development Plan.

8.135. Considerations of particular relevance for replacement dwellings include it should:

a. Be appropriately and comfortably sited in the plot, maintaining **sufficient private amenity space** for the household and positively responding to **'building lines'** on frontages to public realm. ✓

b. Be **appropriate design and scale** that complements the plot and wider streetscene. ✓

c. Utilise **building materials, finishes and fenestration** that match or complement the wider streetscene. ✓

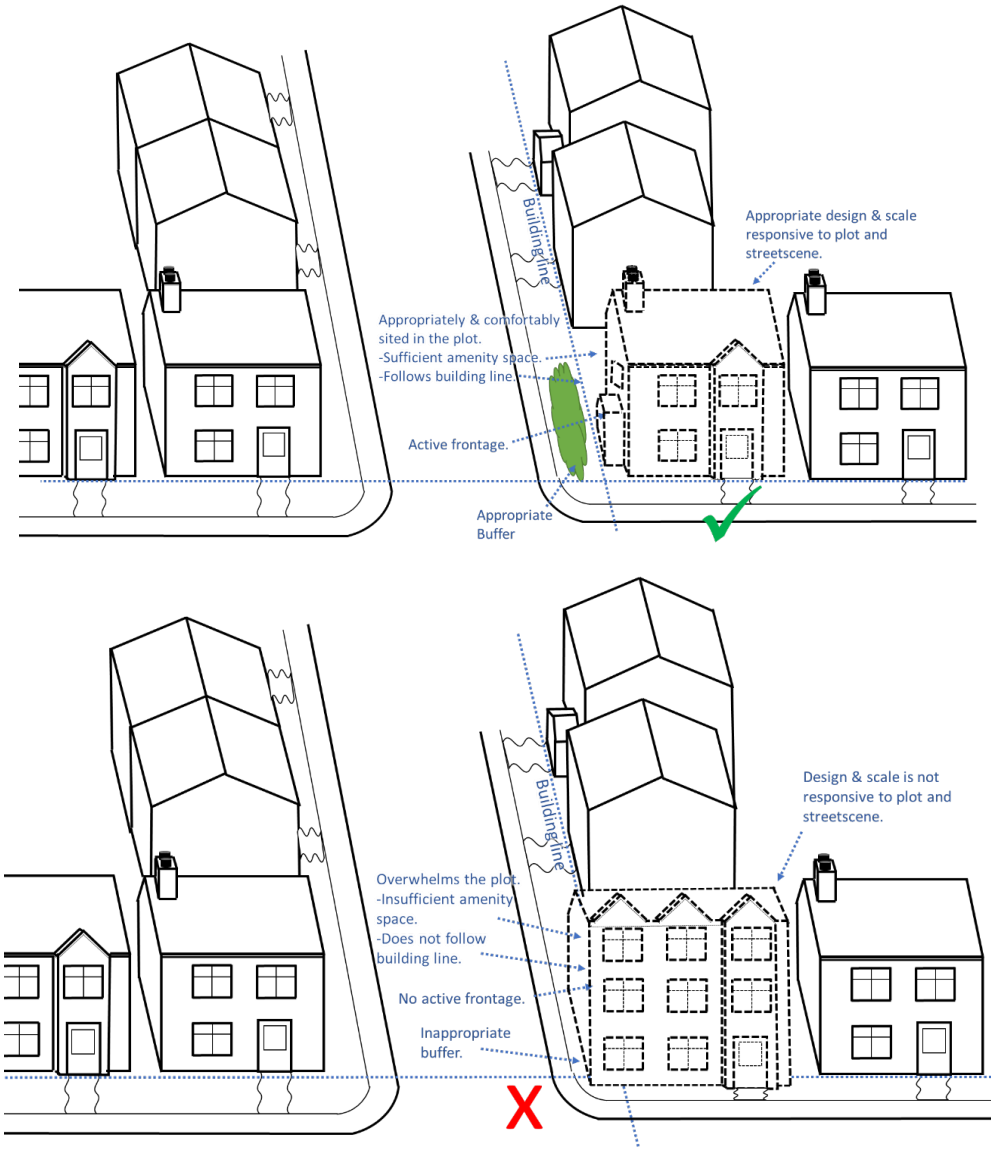
d. Where fronting public realm, **avoids blank elevations** to enhance character and provide for natural surveillance. ✓

e. Ensure an **appropriate buffer** between the property and neighbouring dwellings / public realm and **appropriate boundary treatments** which support opportunities for natural surveillance from ground floor windows. ✓

f. Minimise impact on **neighbouring amenity** and **character of neighbouring properties**. ✓

8.136. Examples of replacement dwellings that are and are not responsive to these design requirements are provided in Figure 9.1.

Figure 9.9: Replacement Dwelling



Replacement Dwellings in the Countryside

8.137. Where proposals are for the replacement of a dwelling in the 'countryside', they are subject to additional policy considerations.

8.138. Specifically, such dwellings should only be permitted where:

a. The dwelling to be replaced is a **permanent structure** with an established continuing residential use. ✓

b. The dwelling is **not materially larger** and occupies the **same footprint** unless it can be demonstrated why this should not be the case. ✓

c. Where the original dwelling had been previously extended or a larger replacement is approved, **permitted development rights** are normally removed. ✓

Replacement Dwellings in the Green Belt

8.139. Where proposals are for the replacement of a dwelling in the Green Belt, they are subject to the additional policy considerations applicable to such schemes in the 'countryside' alongside further policy considerations that are specific to the Green Belt.

8.140. Specifically, such dwellings should only be permitted where:

a. They meet the **requirements for replacement dwellings in the countryside.** ✓

b. It is demonstrated that it does not conflict with the **purposes of the Green Belt.** ✓

Residential Infill Development

8.141. Where new dwellings are proposed as residential infill development, they should:

a. Reflect the **character and appearance of setting**, including the size and location within the plot of existing dwellings. ✓

b. Be **sited comfortably** within the plot(s). ✓

c. Follow **established building lines** within the streetscene. ✓

New Dwellings in the Green Belt

8.142. Paragraph 154 of the NPPF specifies the forms of development appropriate in the Green Belt. This includes *"…limited infilling in villages; limited affordable housing for local community needs under policies set out in the Development Plan (including policies for rural exception sites); and limited infilling or the partial or complete redevelopment of previously developed land…[subject to specific criteria]."*

8.143. Paragraph 155 of the NPPF then specifies other forms of development, including residential, which should also not be regarded as inappropriate in specific circumstances. In summary these are:

a. The development would utilise grey belt land and not fundamentally undermine the purposes (taken together) of the remaining Green Belt in the plan area.

b. There is a demonstrable unmet need for the type of development proposed - for housing this includes where there is a lack of a five year housing land supply or the housing delivery test result is below 75%.

c. The development would be in a sustainable location. In determining if this is the case, particular reference should be given to:
    i. Paragraph 110 of the NPPF, which expects significant development to be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
    ii. Paragraph 115 of the NPPF, which expects sustainable mode of transport to be prioritised; safe and suitable access to be provided for all users; design of streets, parking and other transport elements to reflect best practice national guidance; and any significant impact on the transport network to the acceptably mitigated.

d. For housing development, it must meet the 'Golden Rules':
    i. Appropriate affordable housing contributions are provided – 35% (based on the expectation that it is 15% above the highest existing affordable housing requirement of 20%).
    ii. Provide necessary improvements to local and national infrastructure.
    iii. Provide new or improved green spaces, that are accessible to the public, contributing positively to the landscape setting of the development, support nature recovery, meet relevant local standards for green space provision (where there are none, relevant national standards), and contribute towards the objectives of the Shropshire Local Nature Recovery Strategy where it is identified as having particular potential for habitat creation or nature recovery.
    iv. New residents should be able to access good quality green spaces within a short walk of their home, whether on-site or access to off-site spaces.

8.144. Where proposals for new dwellings are considered appropriate in the Green Belt, it is important that they:

a. Achieve a **high-quality design** which minimises any impact on the openness of the Green Belt. ✓

Backland and Rear Garden Development

8.145. In circumstances where a site constitutes backland or rear garden development, it should ensure:

a. Properties' **principal entrances** are located where they are easily **identifiable** from public realm & benefit from natural surveillance. ✓

b. Properties reflect the **character and appearance** of its setting, including the size and location within the plot of existing dwellings. ✓

c. All properties have **sufficient private amenity space**. ✓

d. **Minimum separation standards** (see Chapter 3) are achieved. ✓

Sub-Division of a Dwelling Plot

8.146. Proposals for the sub-division of an existing dwelling plot should consider whether the existing plot is of a sufficient scale to accommodate the proposed development. This involves consideration of whether all properties in the plot:

a. Reflect the **character and appearance** of its setting, including the size and location within the plot of existing dwellings. ✓

b. Are **sited comfortably** within the plot(s). ✓

c. Follow **established building lines** within the streetscene. ✓

8.147. Proposals will also comply with other relevant policies in the adopted Development Plan.

Use of Urban Block Layouts

8.148. Shropshire Council recognises for large-scale residential development; urban block layouts provide a 'template' for the efficient layout of a proposed development.

8.149. However, to ensure proposals are locally responsive, any use of such templates should be tempered by consideration of:

a. Locally characteristic **architectural design and details**. ✓

b. **Form and layout** of existing development. ✓

c. **Local design aspirations.** ✓

d. **Contemporary design solutions** which take reference from and reinforce distinctive local characteristics to create a sense of place. ✓

Appendices

www.shropshire.gov.uk
General Enquiries: 0345 678 9000

Appendix 1: Summary of Key Development Plan Policies Underpinning Key Design Considerations

Key Related Local Plan Policies				
Layout - responsive to the site and its surroundings	**Character and Appearance -** distinctive places that complement their setting	**Integration -** ensuring connectivity to and through the site	**Inclusivity and Sustainability -** health, wellbeing, sustainable development and responding to our changing climate	**Function -** meeting the needs of occupiers
Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Conservation and enhancement of the natural, built and historic environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy CS7 addresses communications and transport. It specifies:** -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport. **Policy CS8 addresses facilities, services and infrastructure provision. It expects:** -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. **Policy CS11 addresses the type and affordability of housing. It states:** -The objective of achieving the diverse housing needs of Shropshire residents now and in the future. -Create mixed, balanced and inclusive communities. -An integrated and balanced approach will be taken in regard to existing and new housing, including type, size, tenure and affordability. -Appropriate mix of affordable housing tenures required as contributions within market housing development. -All housing developments designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. -Supporting appropriately located provision of specialist housing, including residential/nursing homes and extra care facilities.				

Key Related Local Plan Policies				
Layout - responsive to the site and its surroundings	**Character and Appearance -** distinctive places that complement their setting	**Integration -** ensuring connectivity to and through the site	**Inclusivity and Sustainability -** health, wellbeing, sustainable development and responding to our changing climate	**Function -** meeting the needs of occupiers

Policy CS17 addresses environmental networks. It requires development to:
-Conserve & enhance natural and historic environment assets and to create a multi-functional environmental network.
-Enhance local character and quality of the natural, built and historic environment.
-Contribute to local distinctiveness, having regard to the quality of Shropshire's environment, including its landscape.
Policy CS18 addresses sustainable water management. It expects development to:
-Integrate sustainable water management to manage flood risk – including adapting to climate change.
-Safeguard water quality and quantity; ensure adequate water infrastructure; and incorporate water efficiency measures to protect water resources and reduce infrastructure pressure.
-Provide opportunities to enhance biodiversity, health and recreation and where appropriate de-culvert.
Policy MD2 addresses sustainable design. It requires development to:
-Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets.
-Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
-Incorporate sustainable drainage.
-Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.
Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to:
-Include a mix and type of housing that has regard to local evidence and community consultation.
Policy MD8 addresses infrastructure provision. It expects development to:
-Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided.
Policy MD12 addresses the natural environment. It specifies:
-Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets.
-Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Policy MD13 addresses the historic environment. It specifies:
-Proposals likely to affect heritage assets to be informed by a Heritage Impact Assessment.
-Proposals contributing positively to heritage assets will be supported.

Appendix 2: Summary of Key Development Plan Policies Underpinning Areas of Technical Guidance

Technical Guidance Subject	Key Related Local Plan Policies
Structural Landscaping	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate and to be safe and accessible to all. -Conservation and enhancement of the natural environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). **Policy MD12 addresses the natural environment. It specifies:** -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Biodiversity Net Gain	**Policy CS6 addresses sustainable design and development principles. It requires:** -Conservation and enhancement of the natural environment. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).

Technical Guidance Subject	Key Related Local Plan Policies
	Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported. **A minimum of 10% Biodiversity Net Gain is a requirement of national legislation.**
Separation Standards	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and enhancement of local distinctiveness. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features; -Regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).
Internal Floorspace (Nationally Described Space Standards)	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Design to respond to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials).

Technical Guidance Subject	Key Related Local Plan Policies
Public Realm and Open Space	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.
Playing Fields	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy CS8 addresses facilities, services and infrastructure provision. It expects:** -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. **Policy MD2 addresses sustainable design. It requires development to:** -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.

Technical Guidance Subject	Key Related Local Plan Policies
Play Space	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy CS8 addresses facilities, services and infrastructure provision. It expects:** -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. **Policy MD2 addresses sustainable design. It requires development to:** -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.
Private Amenity Space	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).

Technical Guidance Subject	Key Related Local Plan Policies
Boundary Treatments	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).
Trees and Hedges	**Policy CS6 addresses sustainable design and development principles. It requires:** -Conservation and enhancement of the natural environment. -Appropriate landscaping and safeguarding of natural resources. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). **Policy MD12 addresses the natural environment. It specifies:** -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.

Technical Guidance Subject	Key Related Local Plan Policies
Planting	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate and to be safe and accessible to all. -Conservation and enhancement of the natural environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). **Policy MD12 addresses the natural environment. It specifies:** -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Vehicular, Cyclist and Pedestrian Routes	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. **Policy CS7 addresses communications and transport. It specifies:** -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport.

Technical Guidance Subject	Key Related Local Plan Policies
	Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity. **Policy MD8 addresses infrastructure provision. It expects development to:** -Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided.
Electric Vehicle Charging	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate and to respond to changing lifestyle needs of occupiers. **Policy CS7 addresses communications and transport. It specifies:** -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. **Electric Vehicle Charging provisions area a requirement of national legislation.**
Vehicle Parking	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy CS7 addresses communications and transport. It specifies:** -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity and responds to the form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Cycle Parking	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features

Technical Guidance Subject	Key Related Local Plan Policies
	- having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. **Policy CS7 addresses communications and transport. It specifies:** -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport. **Policy CS8 addresses facilities, services and infrastructure provision. It expects:** -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity and responds to the form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement) -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. **Policy MD8 addresses infrastructure provision. It expects development to:** -Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided.
Accessible and Adaptable Housing	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. **Policy CS11 addresses the type and affordability of housing. It expects:** -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to include an appropriate mix of affordable housing. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. **Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to:** -Include a mix and type of housing that has regard to local evidence and community consultation.

Technical Guidance Subject	Key Related Local Plan Policies
Specialist Housing	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. **Policy CS11 addresses the type and affordability of housing. It expects:** -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to support creation of mixed, balanced and inclusive communities. -Residential development to take an integrated and balanced approach in regard to existing and new housing, including type, size, tenure and affordability. -Support for appropriately located provision of specialist housing, including residential/nursing homes and extra care Facilities. **Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to:** -Include a mix and type of housing that has regard to local evidence and community consultation.
HAPPI Principles	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. **Policy CS11 addresses the type and affordability of housing. It expects:** -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. **Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to:** -Include a mix and type of housing that has regard to local evidence and community consultation.

Technical Guidance Subject	Key Related Local Plan Policies
Dementia Friendly Housing	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. **Policy CS11 addresses the type and affordability of housing. It expects:** -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. **Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to:** -Include a mix and type of housing that has regard to local evidence and community consultation.
Secured by Design	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Adequate and Accessible Bin Storage	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Street Furniture and Signage	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Embodied Carbon, Sequestration and Carbon Offsetting	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate. -Appropriate landscaping and safeguarding of natural resources.
Energy	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate. -Appropriate landscaping and safeguarding of natural resources.

Technical Guidance Subject	Key Related Local Plan Policies
Water Conservation and Efficiency	**Policy CS18 addresses sustainable water management. It expects development to:** -Safeguard water quality and quantity; ensure adequate water infrastructure; and incorporate water efficiency measures to protect water resources and reduce infrastructure pressure. **Policy MD2 addresses sustainable design. It requires development to:** -Incorporate sustainable drainage.
Flood Risk Management	**Policy CS18 addresses sustainable water management. It expects development to:** -Integrate sustainable water management to manage flood risk – including adapting to climate change. -Provide opportunities to enhance biodiversity, health and recreation and where appropriate de-culvert. **Policy MD2 addresses sustainable design. It requires development to:** -Incorporate sustainable drainage.
Natural Environment Assets	**Policy CS6 addresses sustainable design and development principles. It requires:** -Conservation and enhancement of the natural environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. **Policy MD12 addresses the natural environment. It specifies:** -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Shropshire Hills National Landscape	**Policy CS6 addresses sustainable design and development principles. It requires:** -Conservation and enhancement of the natural, built and historic environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance natural and historic environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural, built and historic environment. -Contribute to local distinctiveness, having regard to the quality of Shropshire's environment, including the Shropshire Hills AONB (now National Landscape). **Policy MD12 addresses the natural environment. It specifies:** -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated

Technical Guidance Subject	Key Related Local Plan Policies
	environmental assets, including the Shropshire Hills AONB (now National Landscape). -Proposals contributing positively to the special characteristics and local distinctiveness of the Shropshire Hills AONB (now National Landscape) will be supported.
Heritage Assets	**Policy CS6 addresses sustainable design and development principles. It requires:** -Conservation and enhancement of the built and historic environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy CS17 addresses environmental networks. It requires development to:** -Conserve & enhance historic environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the built and historic environment. **Policy MD13 addresses the historic environment. It specifies:** -Proposals likely to affect heritage assets to be informed by a Heritage Impact Assessment. -Proposals contributing positively to heritage assets will be supported.
Air Quality	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and safeguarding of community health and wellbeing. **National legislation.**
Noise	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design and safeguarding of community health and wellbeing. **National legislation.**
Lighting	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design. -Safeguarding of community health and wellbeing.
Replacement Dwellings	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Replacement Dwellings in the Countryside	**Policy CS5 addresses countryside and Green Belt. It specifies:** -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. **Policy MD7a addresses management of housing development in the countryside. It specifies replacement dwellings:** -Will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. -Should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. -Where replacing a dwelling that is smaller or had been previously extended, permitted development rights will normally be removed.
Replacement Dwellings in the Green Belt	**Policy CS5 addresses countryside and Green Belt. It specifies:** -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. **Policy MD6 addresses Green Belt. It specifies:** -Development proposed in the Green Belt must be able to demonstrate it does not conflict with the purposes of the Green Belt. **Policy MD7a addresses management of housing development in the countryside. It specifies replacement dwellings:** -Will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. -Should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. -Where replacing a dwelling that is smaller or had been previously extended, permitted development rights will normally be removed.

Technical Guidance Subject	Key Related Local Plan Policies
Residential Infill Development	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
New Dwellings in the Green Belt	**Policy CS5 addresses countryside and Green Belt. It specifies:** -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. **Policy MD6 addresses Green Belt. It specifies:** -Development proposed in the Green Belt must be able to demonstrate it does not conflict with the purposes of the Green Belt.
Backland and Rear Garden Development	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Sub-Division of a Dwelling Plot	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Use of Urban Block Layouts	**Policy CS6 addresses sustainable design and development principles. It requires:** -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. **Policy MD2 addresses sustainable design. It requires development to:** -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Shropshire Council

Design of Residential Extensions & Alternations Supplementary Planning Document

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1. Introduction

Purpose of this Document

1.1. This document identifies key design considerations and sets out design expectations for **residential extensions and alterations** in Shropshire.

1.2. It then provides more detailed design considerations for **residential extensions and alterations** that are subject to specific constraints or opportunities.

1.3. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan.

1.4. This document will be used by Shropshire Council Planning Officers when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for residential extensions and alterations.

1.5. It forms part of a 'suite' of Design Supplementary Planning Documents (SPDs) for Shropshire.

Getting Advice

1.6. If you are unsure whether an extension or alteration requires planning permission (or other form of consent) or want input into the design of your scheme, you may wish to consider the Council's pre-application advice service. This can be supported by officers from appropriate departments, such as policy, highways, heritage and ecology.

1.7. Further information is available on the Council website via: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

1.8. **Please Note: You are responsible for ensuring compliance with Planning and other relevant Legislation.**

2. Key Considerations

2.1. Shropshire Council recognises appropriate extensions and alterations to a residential property can enhance the quality of life of occupier(s). As such, the Council is supportive of **appropriate** extensions and alterations that achieve a **high-quality design**.

2.2. However, there cannot be a 'one-size fits all' approach to achieving the high-quality design of extensions and alterations in Shropshire. This is due to the diverse nature of our settlements, streetscenes, groups of buildings, individual buildings, open spaces and landscapes.

2.3. As such, planning applications for extensions and alterations will be **judged individually on their own merits**.

2.4. However, **key design considerations** are applicable - from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction.

2.5. The starting point when determining if an extension or alteration is appropriate and achieves a high-quality design is the adopted Development Plan.

2.6. Particularly relevant are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan, which address Sustainable Design Principles.

2.7. Paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan addresses how development, including extension and alterations to dwellings, must:

> *"2. Contribute to and respect locally distinctive or valued character and existing amenity values"* through:
> *"i. 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*
> *ii. 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*
> *iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and*
> *iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.*
>
> *3. 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.*
>
> **Please Note: The wider requirements of Policies CS6 & MD2 alongside the other policies of the adopted Development Plan are also relevant.**

2.8. Therefore, consistent with the adopted Development Plan, for a residential extension or alteration to be considered appropriate and of a high-quality design, it must:

a. Be **appropriately sited** and **proportionate** in form and scale. ✓

c. Utilise **consistent or complementary materials, finishes and fenestration.** ✓

d. Minimise impact on **neighbouring amenity and character of neighbouring properties**. ✓

3. Appropriately Sited and Proportionate in Form and Scale

3.1. To be appropriately sited an extension or alteration should be positioned so that it complements the original property, is proportionate to the property's curtilage, and does not dominate the streetscene. It should also be responsive to neighbouring properties, roads and the public realm.

3.2. To be proportionate in form and scale, an extension or alteration should be subordinate to the original dwelling (as at 1st July 1948 or as built if this occurred after this date) and avoid becoming the central feature of the property.

3.3. As such, an extension or alteration should:

a. Be **positioned** so that it complements the original dwelling and wider streetscene. ✓

b. Be **proportionate** to the size of the overall **'plot'** of the dwelling, avoiding over-development or an over-crowded form. ✓

c. **Maintain and enhance** rather than detract from the character and appearance of the original dwelling. ✓

d. Achieve an **appropriate appearance, form and massing** (width, height and bulk) which is responsive to the original dwelling. ✓

e. Be **subordinate** in size and prominence to the original dwelling, normally 'set-back' from the principal elevation and having a lower ridgeline. ✓

f. Avoid becoming the **central feature** of the property. ✓

g. Respect **building lines**, established by the frontages of dwellings along a road or public realm. ✓

h. Respect the **pattern** of buildings and spaces in a streetscene. ✓

i. Ensure **sufficient garden, parking and amenity space** remains available to the property. ✓

j. Ensure **sufficient space** is maintained within the plot for an appropriate buffer to the public realm. ✓

3.4. Further guidance on considerations for specific forms of extensions or alterations to residential properties follows.

Side Extensions

3.5. Side extensions are required to be sub-servient in size and prominence to the original dwelling and achieve a 'meaningful' design and layout that is well-related to the property and its context.

3.6. As such, side extensions should be:

a. **Smaller and less substantial** in scale than the original dwelling. ✓

b. **'Set back'** from the principal elevation of the original dwelling - unless an alternative arrangement is justified. ✓

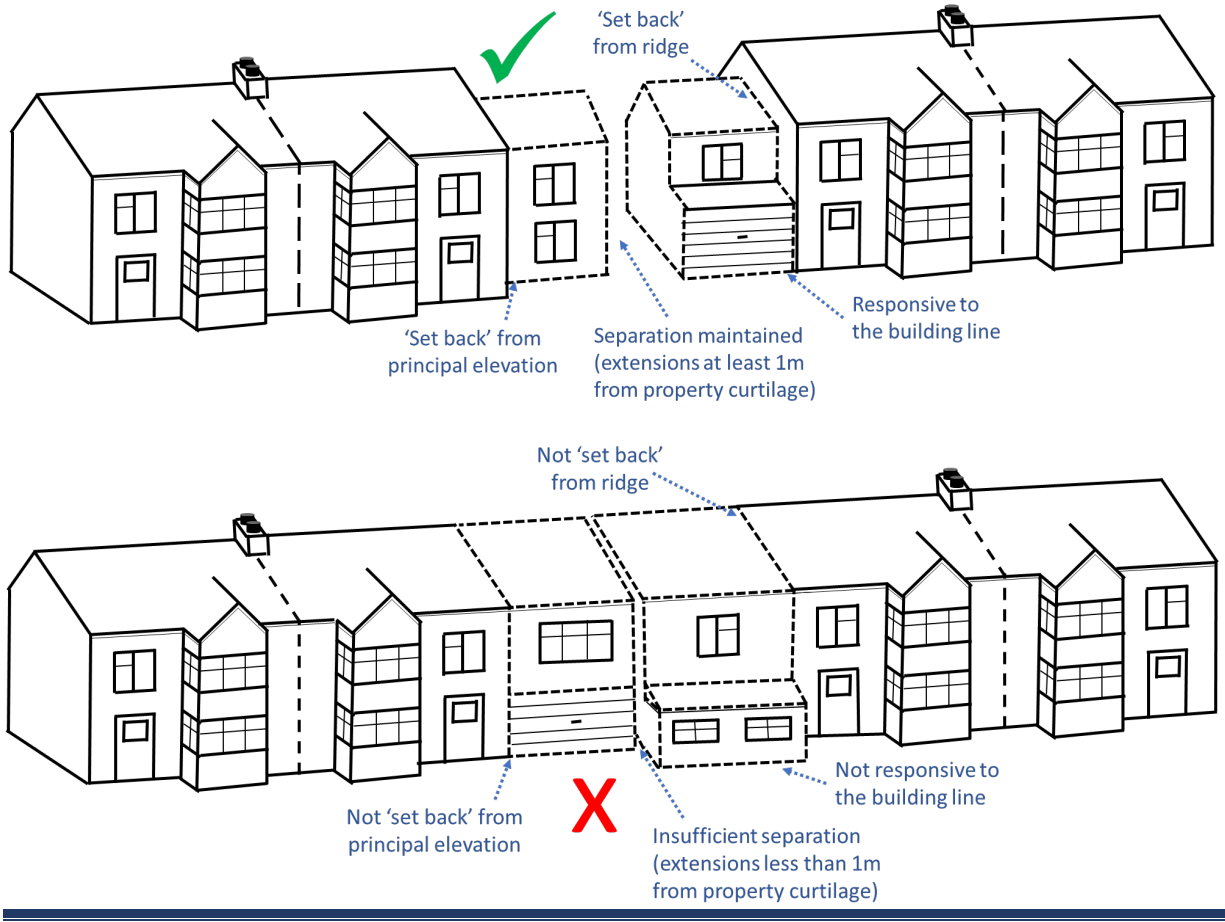
c. **'Set down'** from the ridge of the original dwelling - unless an alternative arrangement is justified. ✓

d. Responsive to the **building line** of the streetscene. ✓

e. Able to achieve **appropriate separation** from neighbouring properties (1m 'buffer' to the property's curtilage) to avoid a 'terracing' effect. ✓

3.7. Overly large or overly prominent extensions can unbalance the proportions and harmony of the original dwelling and have a detrimental effect on streetscene – particularly if they create perception of a 'terracing' effect.

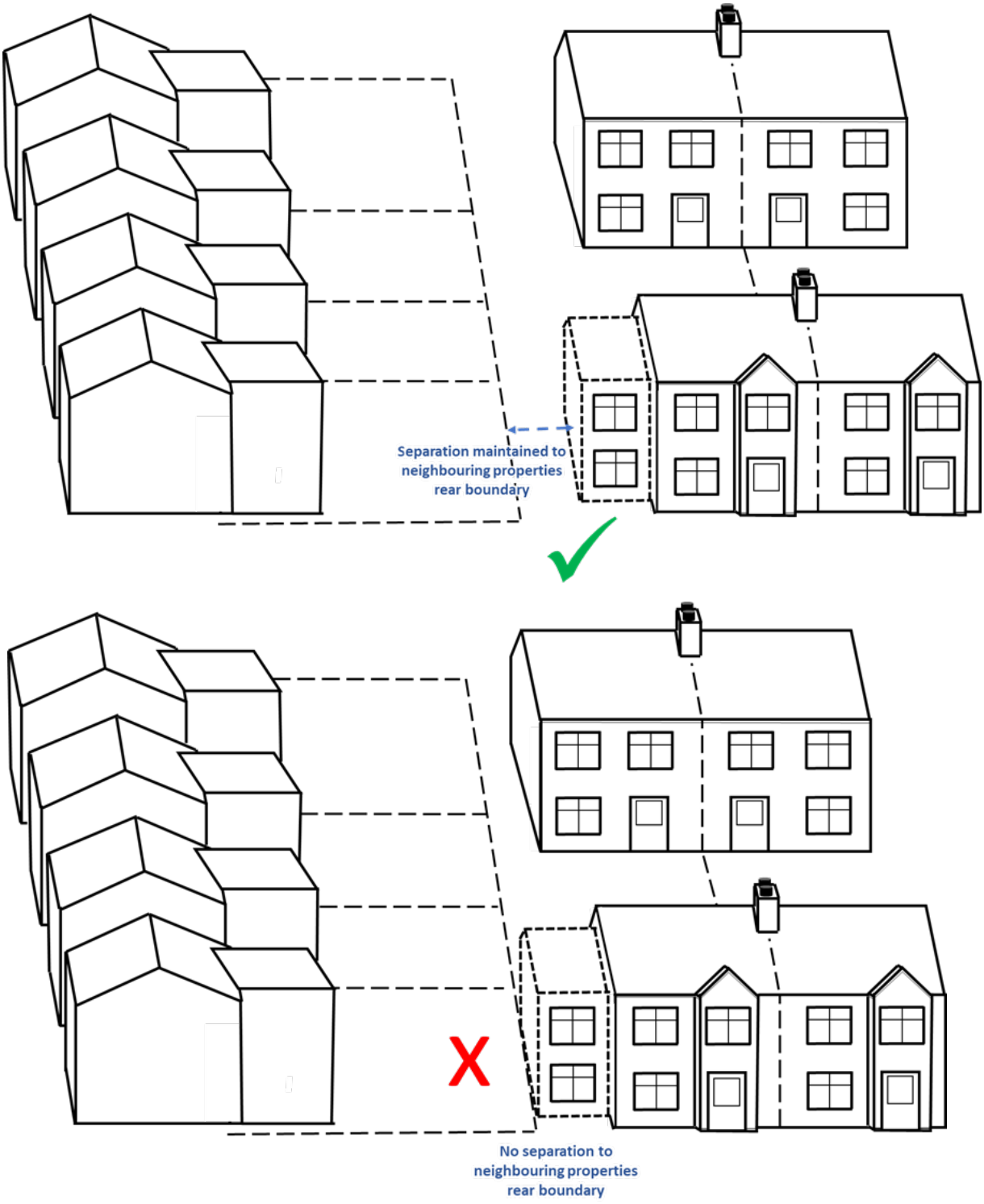
Figure 3.1: Side Extensions



3.8. In situations where neighbouring properties are perpendicular to a dwelling, any side extension must maintain a separation from the neighbours rear boundary.

3.9. Generally, more than the standard 1m 'buffer' to the property's curtilage for side extensions is required to ensure that the amenity of any neighbouring properties' gardens and the appearance of the streetscene are maintained.

Figure 3.2: Side Extensions Towards Neighbours Rear Boundary



Side Extensions on Corner Plots

3.10. Side extensions on corner plots should comply with the requirements for any side extension (identified above). However, they should also respond to their prominent location. As such they should:

a. Positively respond to the **'building line'** on both frontages. ✓

b. **Avoid blank elevations** where the extension fronts the public realm (providing opportunities for natural surveillance). ✓

c. Ensure **appropriate boundary treatments**. ✓

d. Ensure an **adequate buffer** is maintained between the edge of the property's curtilage and the public realm. ✓

Figure 3.3: Side Extensions on a Corner Plot



Rear Extensions

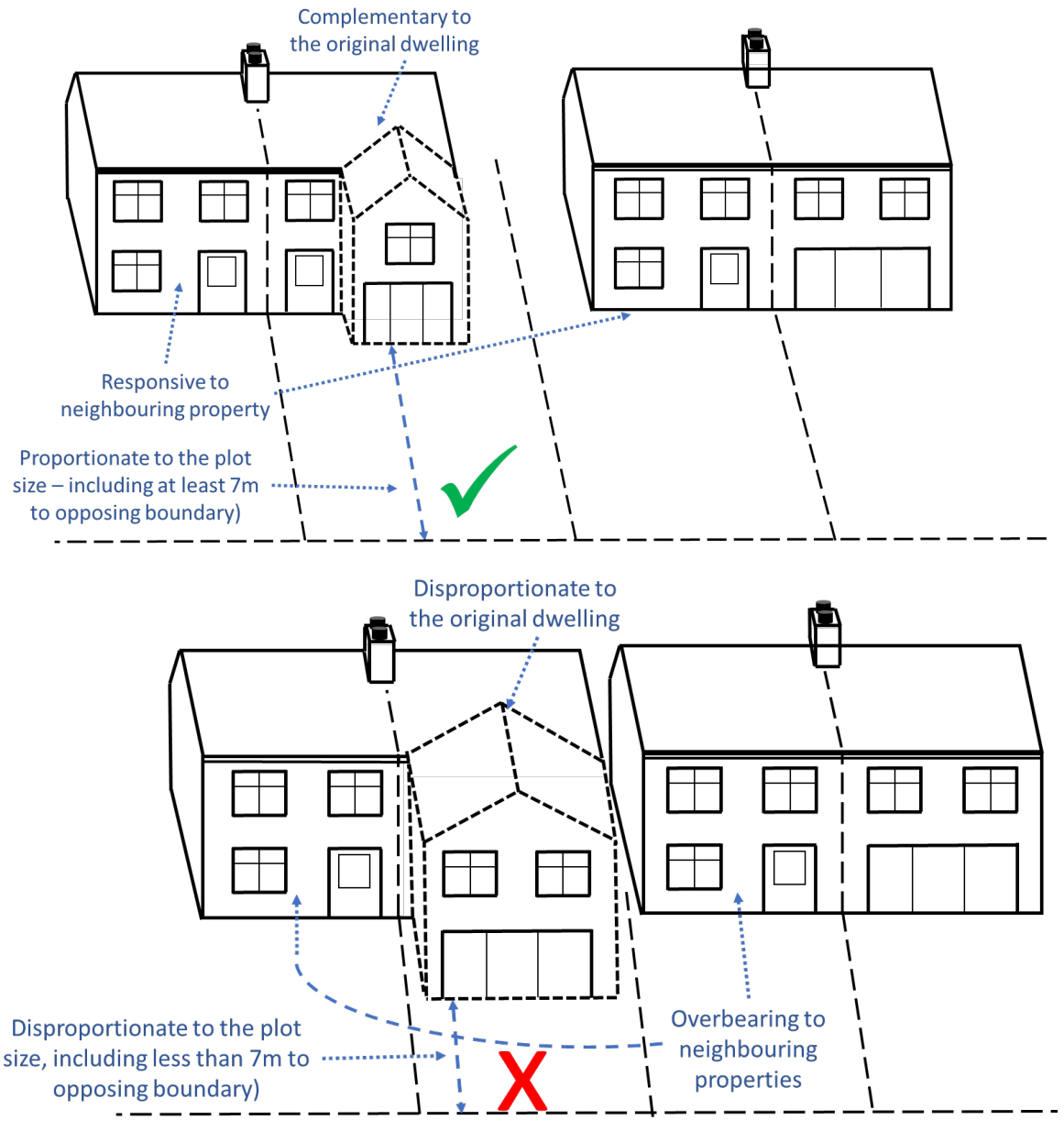
3.11. Rear extensions to a dwelling are usually the form of extension that are least prominent to the public, however this does not negate the need to achieve a 'meaningful' high-quality design and layout that is well-related to the property and its context. Rear extensions should be:

a. **Complementary** and **sub-servient** to the original dwelling, including **'set down'** from the ridge of the original dwelling. ✓

b. **Responsive to the size of the property's 'plot'** – ensuring sufficient garden space remains to the occupier, including at least 7m between the rear of the extension and the opposing boundary. ✓

c. **Responsive to neighbouring properties** – both adjoining and opposite. ✓

Figure 3.4: Rear Extensions



3.12. In order to be responsive to opposing dwellings and retain suitable levels of privacy, an appropriate separation distance must be maintained. Specifically:

a. It is expected that the single storey component of any rear extension maintains a **minimum 15m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓

b. It is also expected that the second storey component of any rear extension maintains a **minimum 21m separation distance** to any opposite dwelling, where the opposing properties elevation includes windows to habitable rooms. ✓

c. For the third storey or higher components of any rear extension, a **minimum 27.5m separation distance** should be maintained to any opposite dwelling, where the opposing properties elevation includes windows to habitable rooms. ✓

d. Where a rear extension faces a blank elevation of a property (or one with only windows to non-habitable rooms) a **minimum 12m separation distance** should be maintained. ✓

Figure 3.5: Rear Extensions and Opposing Properties: 1 and 2 Storey

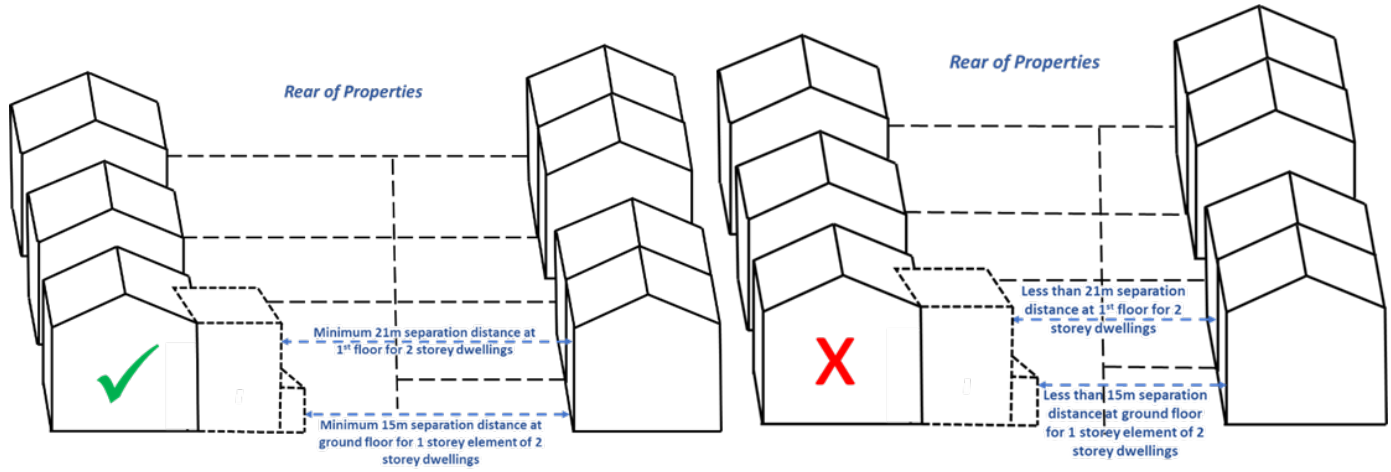


Figure 3.6: Rear Extensions and Opposing Properties: 3 or More Storey

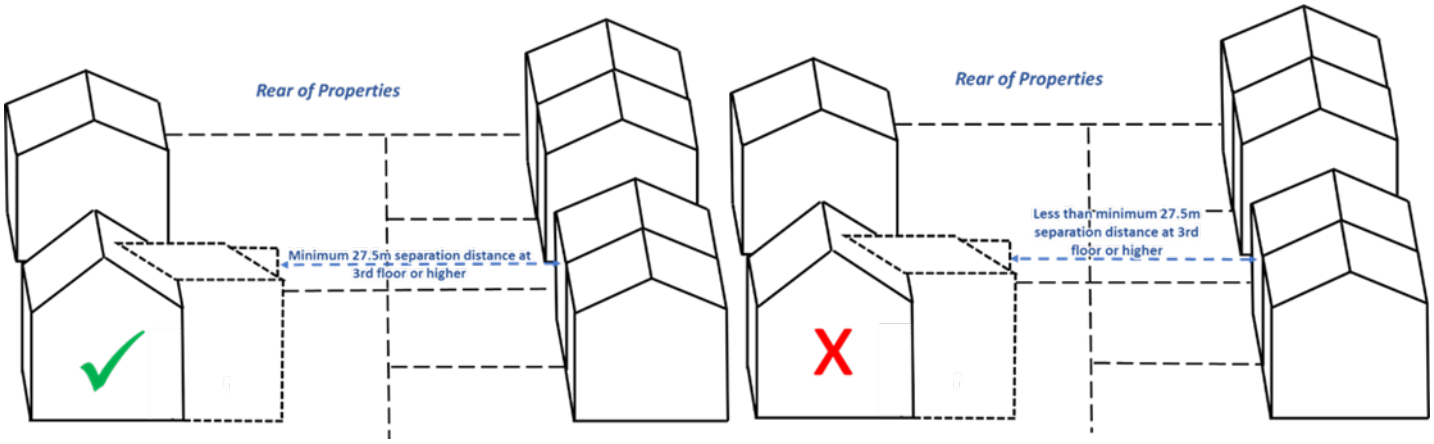
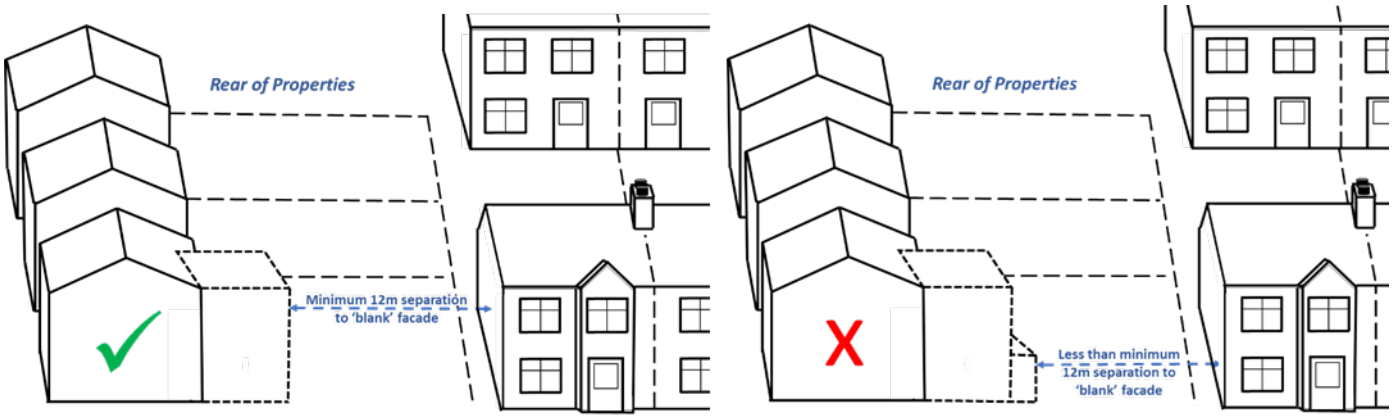


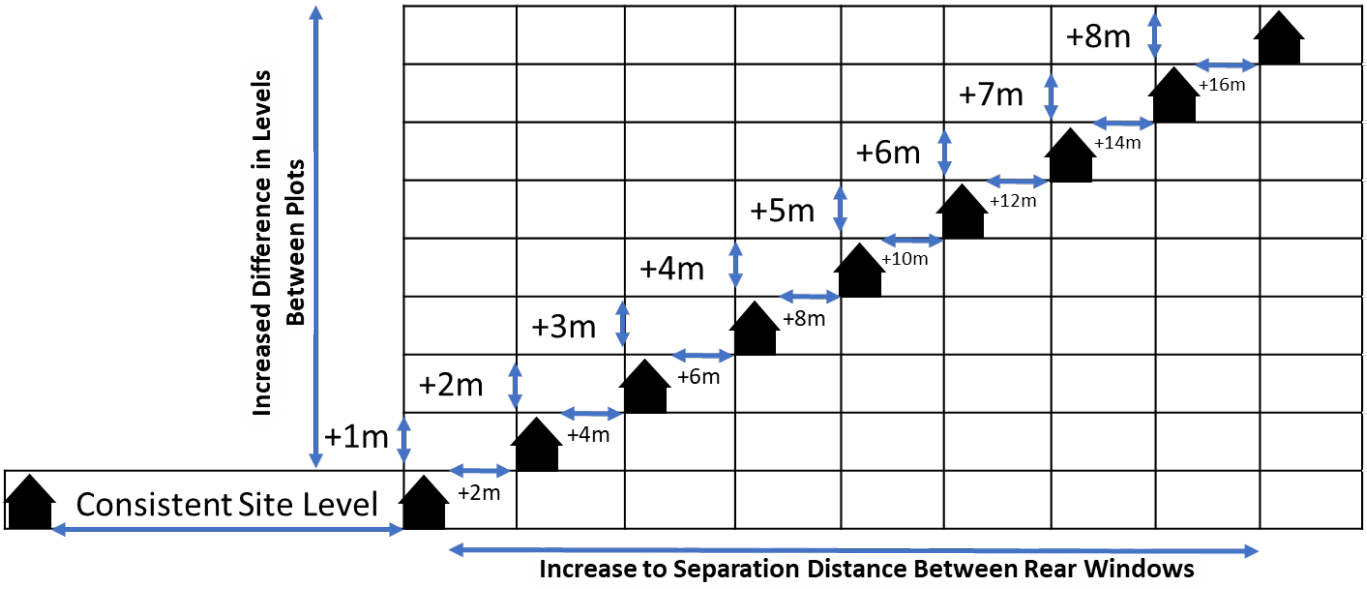
Figure 3.7: Rear Extensions Facing Blank Elevations



3.13. Please Note: required separation distances may be increased, where there are changes in levels (height) between the relevant dwellings plots, if this increases the potential adverse effect on the amenity of the neighbouring property.

3.14. Generally, every metre change in the level of the properties, means an addition 2m of separation would be expected.

Figure 3.8: Rear Extensions Where the Plot is Higher than that of Opposing Dwellings

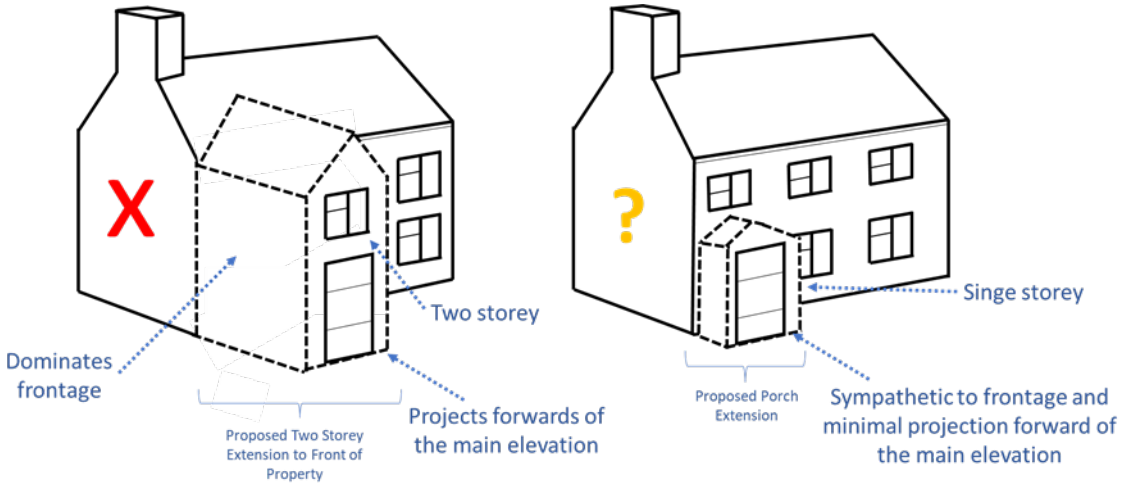


Front Extensions

3.15. The front elevation of a dwelling is the most important in defining the character and appearance of the property and streetscene. Streets are often characterised by a common design to property frontages, based upon the repetition of an architectural style, which forms the basis for 'character areas'.

3.16. As such, with the exception of appropriately sized and located porches, extensions should **not normally project forward** of the principal elevation or elevations fronting the public domain.

Figure 3.9: Front Extension



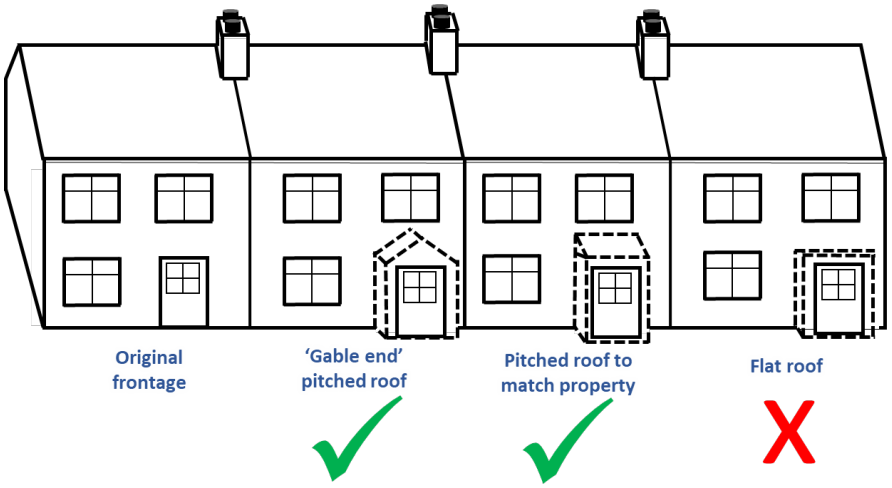
3.17. For a porch to be appropriate it must achieve a 'meaningful' design and layout which is well-related to the original property and its context:

a. **Complement** the original dwelling (including appropriate roof design and pitch) and the wider streetscene. ✓

b. Be **small in scale** and have a pitched roof. ✓

c. Maintain an **appropriate buffer** between the property and public realm. ✓

Figure 3.10: Examples of Potentially Appropriate Porches



Please Note: Not all porches with pitched roofs are appropriate. Suitability is dependent on whether it is complementary to the original dwelling.

Roof Extensions

3.18. Roof extensions can be a cost-effective means of extending a property. However, where external works are required to facilitate such extensions, it is important to carefully consider the implications on the form and appearance of the original dwelling.

3.19. Dormer windows are a popular way of maximising useable space in a loft conversion. However, they can result in a top-heavy or unbalanced appearance.

3.20. To ensure dormer window(s) forming part of a roof extension are appropriate, they must achieve a 'meaningful' design and layout which is well-related to the original property. As such, they should:

a. Preferably be located on the **rear elevation**, so as to be less prominent to the public. ✓

b. Be of a number and size that is **responsive to and compatible with the original dwelling and wider streetscene** - not have a detrimental impact on the balance of the building. ✓

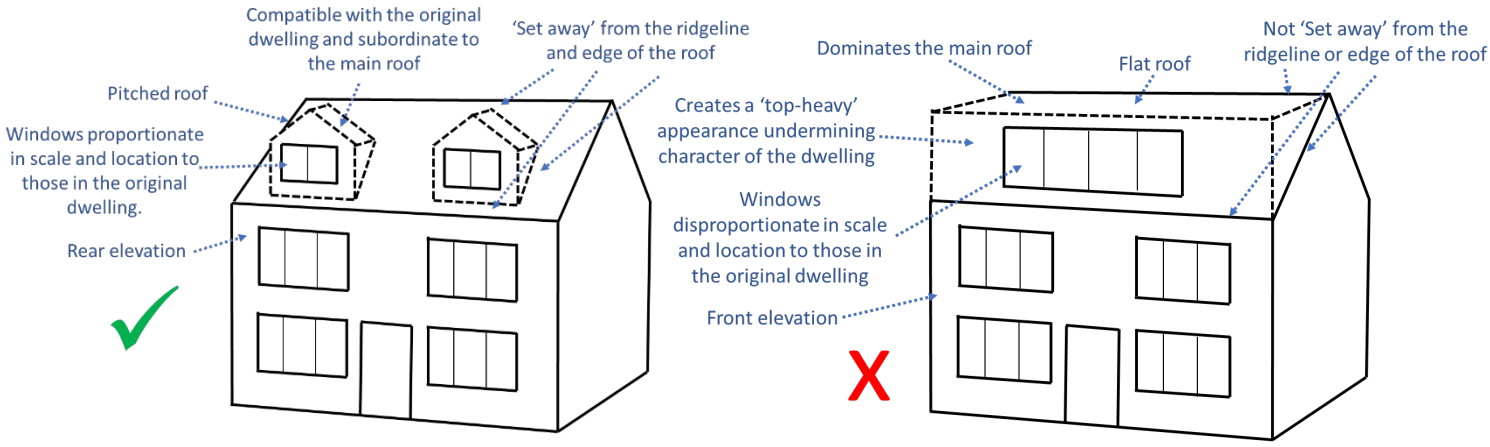
c. Achieve a design that is **subordinate** to the main roof structure and limits impact on the roof plane. ✓

d. Be set **away from the edges of the roof** and **below the ridgeline** of the property. ✓

e. Preferably be **pitched** rather than flat roofed - unless this helps define the character of the dwelling and streetscene. ✓

f. Ensure **window openings are proportionate in scale and location** having regard to those on the original dwelling. ✓

Figure 3.11: Roof Extension – Dormers



3.21. Roof lights allow natural light into a loft conversion without significantly altering the 'profile' of the roof. However, they can affect the appearance of a building and subsequently the streetscene.

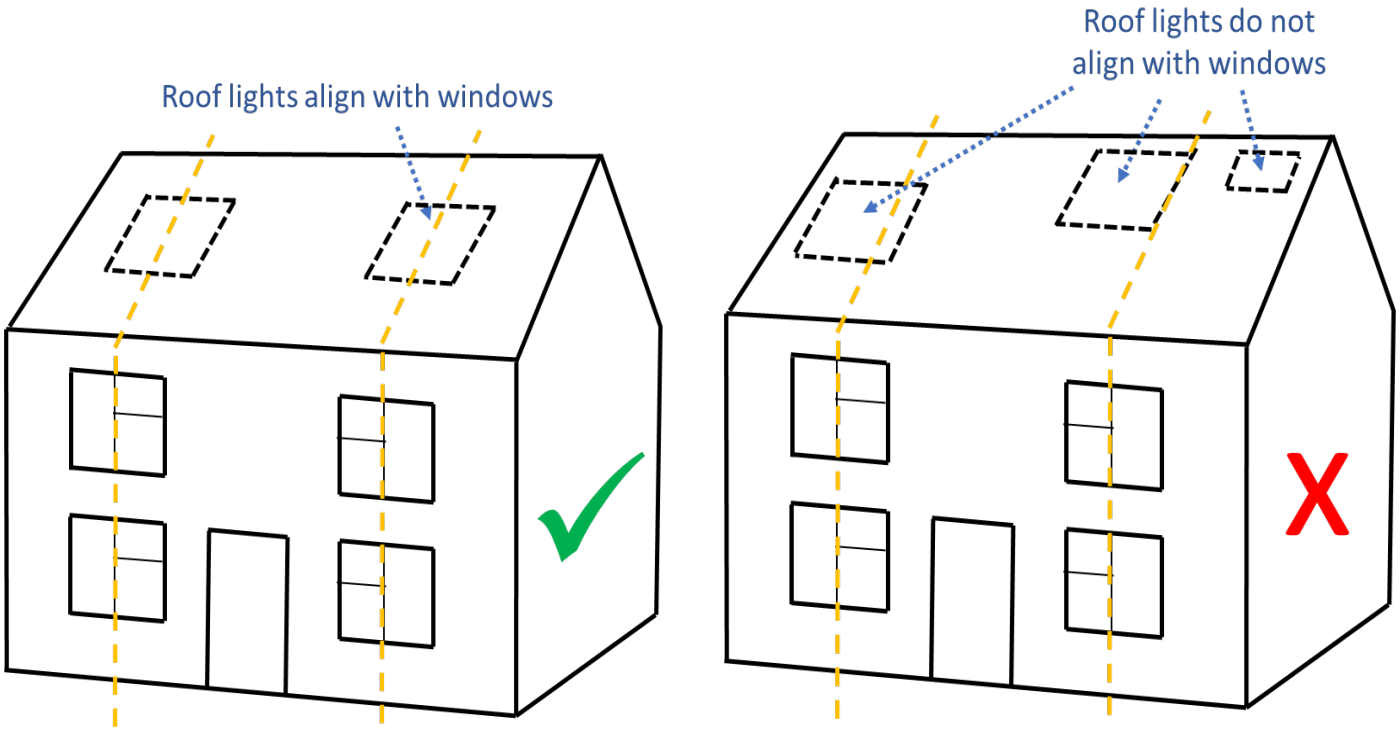
3.22. To ensure roof lights are appropriate they should:

a. Be **sensitively sited** and proportionate to the roof and dwelling. ✓

b. **Align** with the windows on the main dwelling. ✓

c. Be of a **low profile** to reduce impact on the roof plane and wider streetscene. ✓

Figure 3.12: Roof Extension – Roof Lights



3.23. These same principles can be applied to solar panels in order to ensure they maintain and enhance the appearance of your property.

Annexes and Outbuildings

3.24. Annexes constitute additional living space detached from the main dwelling but within its curtilage. Whilst they often provide living, bedroom, bathroom and kitchen facilities; they are normally subject to a specific occupancy condition which ensures they are 'ancillary' to the main dwelling and a separate household cannot be formed within them.

3.25. Annexes to a dwelling generally require planning permission and should comply with the high-quality design expectations to extensions in similar locations relative to the original dwelling.

3.26. Outbuildings include a range of structure within the curtilage of a dwellings, including garages (excluding integrated/attached garages), garden offices, sheds, bin stores, etc.

3.27. Annexes and those outbuildings which require planning permission must achieve a 'meaningful' design which is well-related to the original property and is of a scale, location and orientation that is complementary to the property they serve. As such they should:

a. **Be responsive to the size of the property's 'plot'** – ensuring sufficient garden space remains to the occupier. ✓

b. Be **appropriately located** in the plot, having regard to function and appearance. An annexe should usually **not being set forward** of the principal elevation of the main property. ✓

c. **Be smaller and less substantial** in scale than the original dwelling. ✓

d. Achieve an **orientation** that is **responsive and complementary** to the original dwelling and wider streetscene, whilst also reflecting intended function. ✓

e. For annexes and garages, **separation distances** to property boundaries **comparable to extensions** of similar scales and in similar locations relative to the original dwelling should be maintained. ✓

f. For annexes and garages, responsive to the **building line** of the streetscene. ✓

g. **Responsive to neighbouring properties** – both adjoining and opposite. ✓

h. **Not incorporate** dormer windows. ✓

3.28. Where outbuildings do not require planning permission, they should still reflect these principles.

Figure 3.13: Annexes

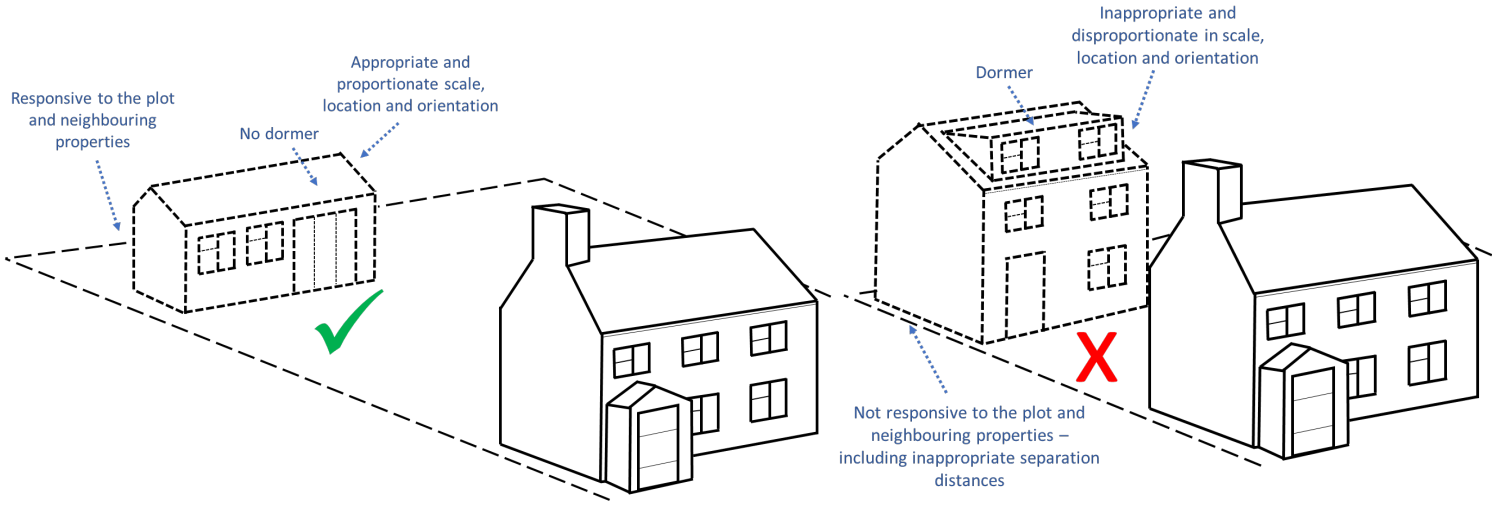


Figure 3.14: Outbuildings (including Garages)



4. Materials, Finishes and Fenestration

4.1. The materials, finishes (including architectural details) and fenestration of properties contribute to their character and the wider streetscene. As such, their use within extensions and alterations should be either be consistent with or complementary to the original property and its setting.

4.2. Consistent materials, finishes and fenestration appropriately 'match' those of the original dwelling without appearing 'pastiche'. They reinforce the distinctive local characteristics of the original dwelling and streetscene.

4.3. Complementary materials, finishes and fenestration are those which appropriately contrast with that of the original dwelling – avoiding risk of appearing 'pastiche' whilst emphasising key features. This can involve embracing opportunities for contemporary materials, finishes and fenestration 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.

4.4. In this way an extension or alteration can contribute to the harmony of the building and streetscene. It can also help avoid negative impacts on neighbouring amenity and character. Consideration of materials must extend to all aspects of the extension or alteration.

Roofs

4.5. Roofs are a visually significant part of any building. As such, it is important for any extension or alteration to positively respond to the roof of the original property. As such:

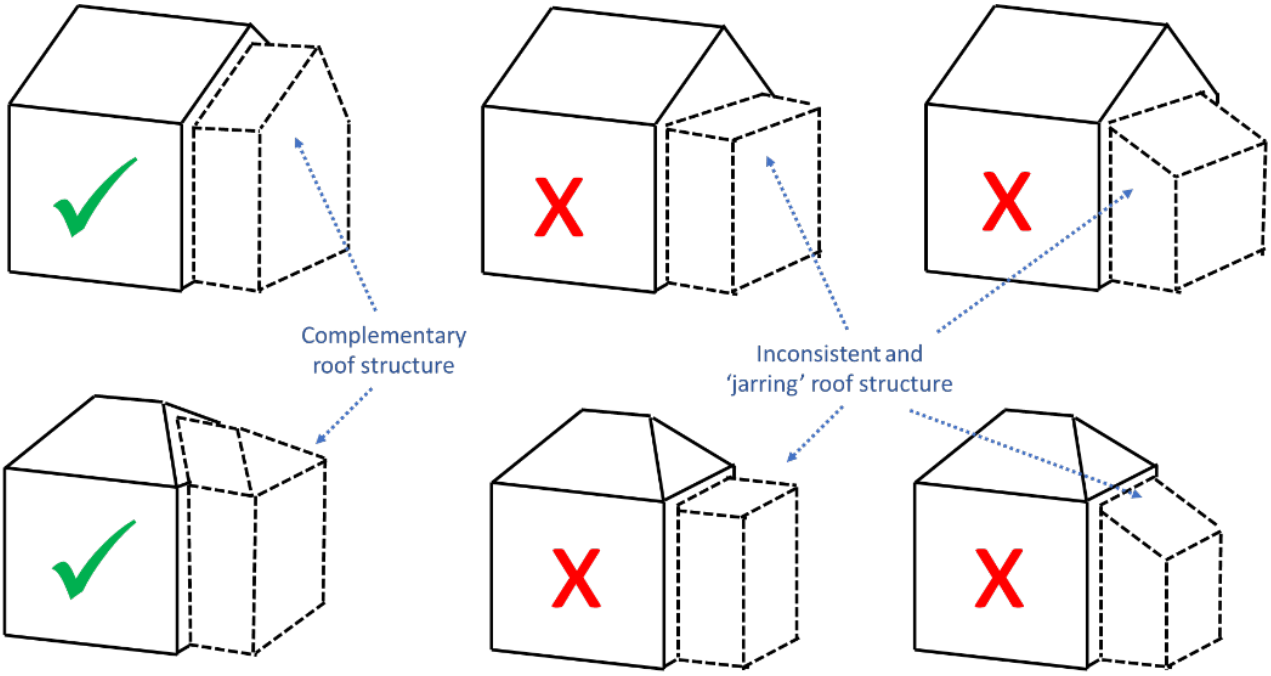
a. The **roof form** (type and angle of pitch) should match that of the original property - particularly for two-storey extensions. ✓

b. **Materials and finishes** (tiles, slate, thatch, etc) should generally match that of the original property; having regard to colour, size, shape, and application. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.6. Examples of appropriate and inappropriate roof formats (not intended to be exhaustive) include:

Figure 4.1: Examples of Roof Formats



Walls

4.7. Walls establish the form, massing (width, height and bulk) and character of the dwelling.

4.8. As such, it is important for any extension or alteration to positively respond to the walls of the original property:

a. The **location, angle, form and height of walls** should be responsive to the original property - particularly for two-storey extensions. ✓

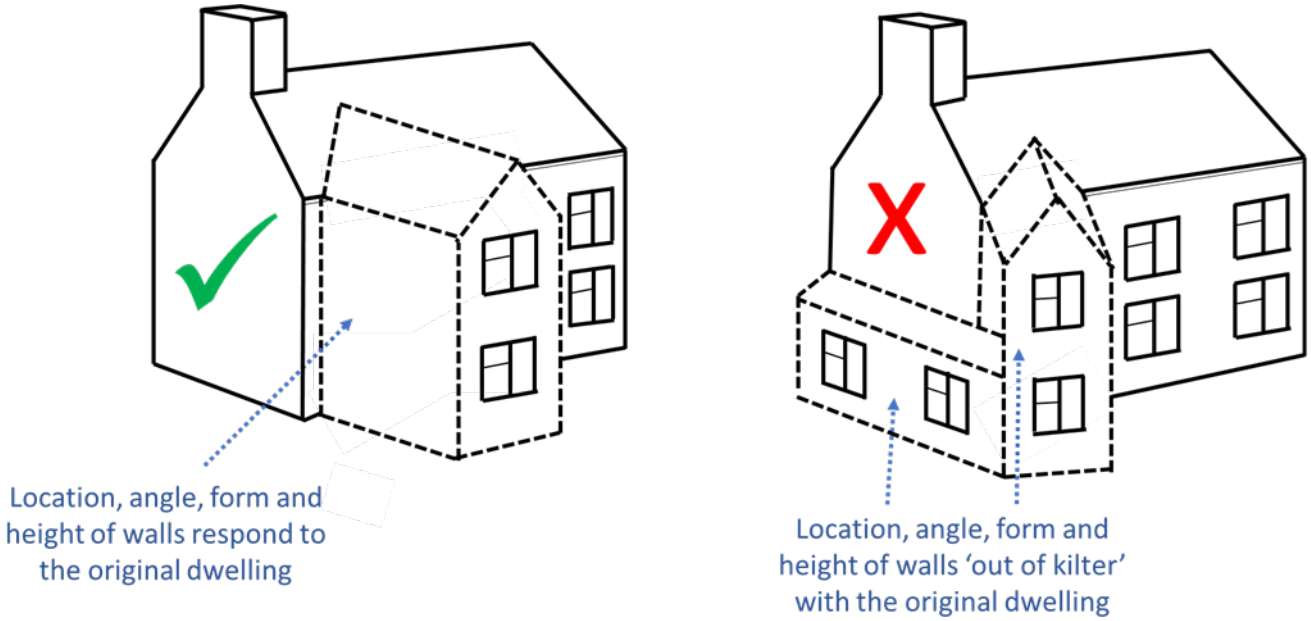
b. Materials (stone, brickwork, render, cob, timber, etc) should **match or complement** those of the original property; having regard to colour, size, shape, and application*. ✓

c. When considering stone and brickwork, it is important that care is taken with regard to both the stone / brickwork itself and the **bonding pattern, mortar colour and pointing method**. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.9. *Please Note: Many materials weather with age. When considering materials to utilise within an extension or alteration, it is good practice to utilise those that complement the 'un-weathered' materials of the original dwelling.*

Figure 4.2: Wall Formats



Windows and Doors

4.10. Window and door openings often form focal points within the elevations of properties and can significantly impact the character of a property.

4.11. As such, when introducing new window and door openings they should:

a. Be appropriate in terms of **size, proportion and arrangement**. ✓

b. Have regard to the **architectural design** of the original dwelling, local context, and local identity. ✓

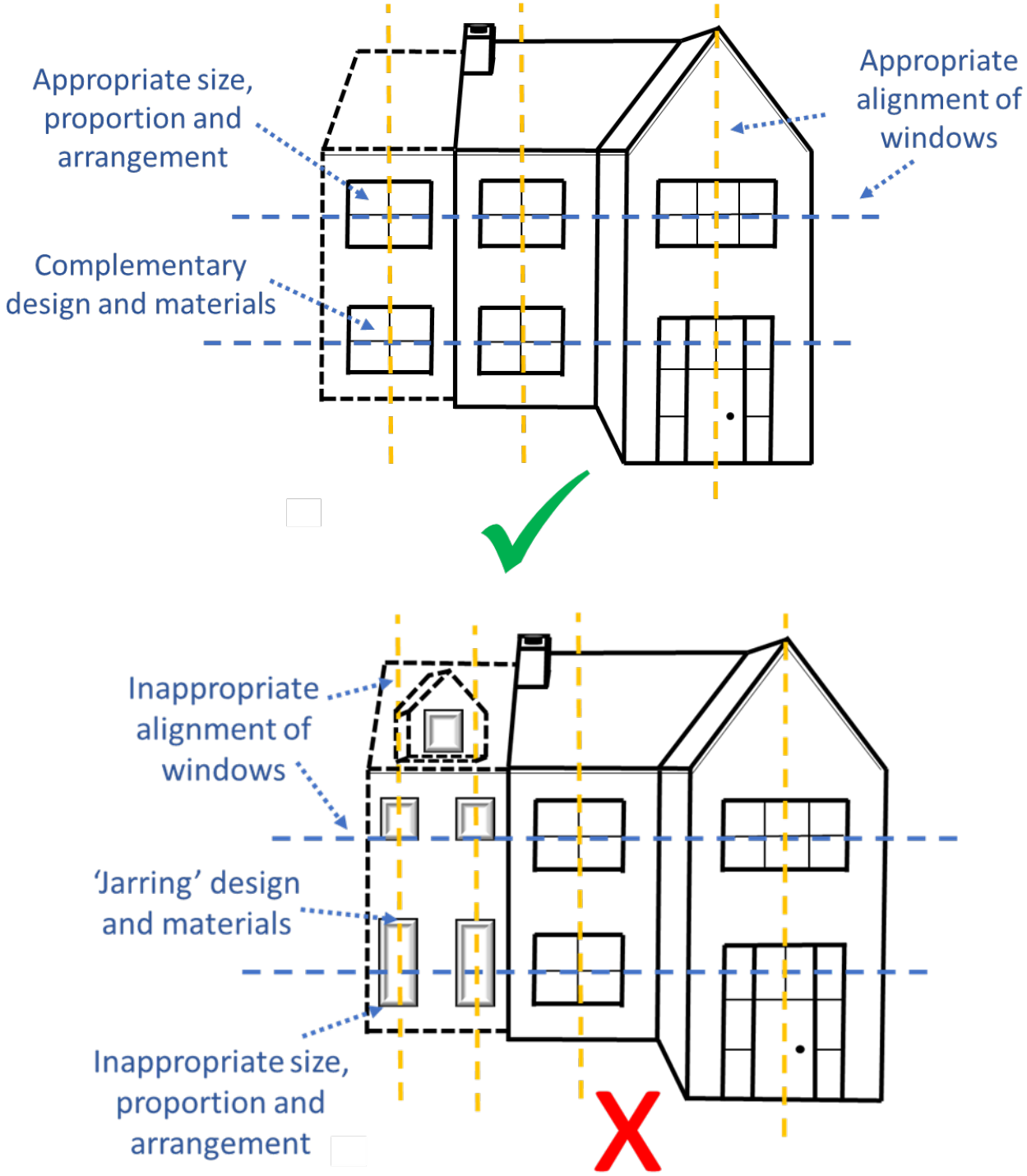
c. **Align horizontally and vertically** with those in the original property (as should associated details such as sills and lintels). ✓

d. Use **materials consistent with or complementary** to those of the original property - in terms of scale, colour, design and appearance*. ✓

**Complementary and contemporary materials and finishes which take reference from and reinforce distinctive local characteristics may be acceptable, where they provide interesting contrast.*

4.12. Examples of appropriate and inappropriate window and door layouts:

Figure 4.3: Windows and Doors



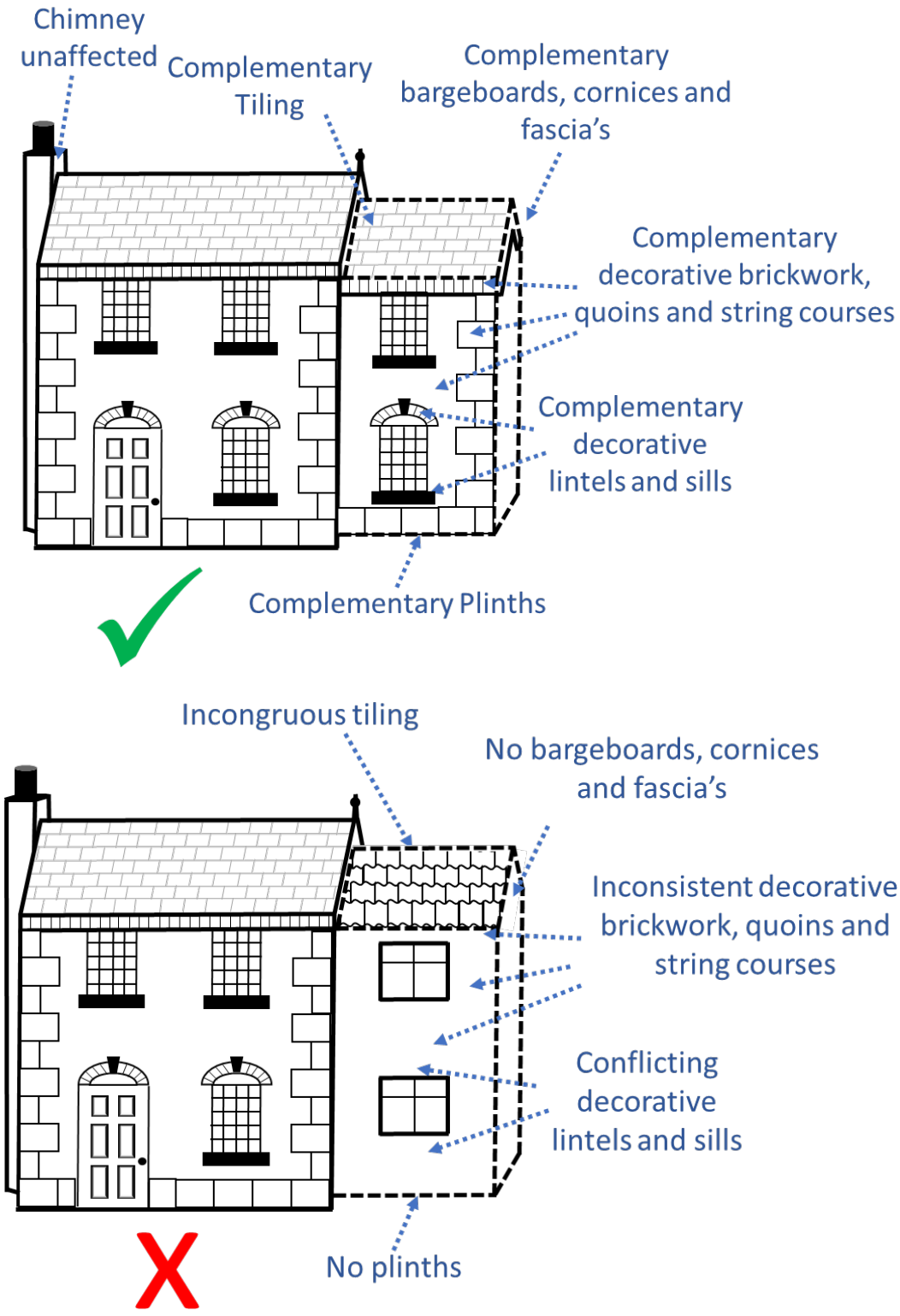
Other Features

4.13. Interesting features or details found on a dwelling contribute to its character and the appearance of the wider streetscene.

4.14. As such, any extensions or alterations to dwellings should, where appropriate, either reflect or complement these features and details.

4.15. Such features or details could include decorative brickwork, string courses and quoins; tiling and chimneys; plinths, sills and lintels; and/or barge boards, cornices and fascia's.

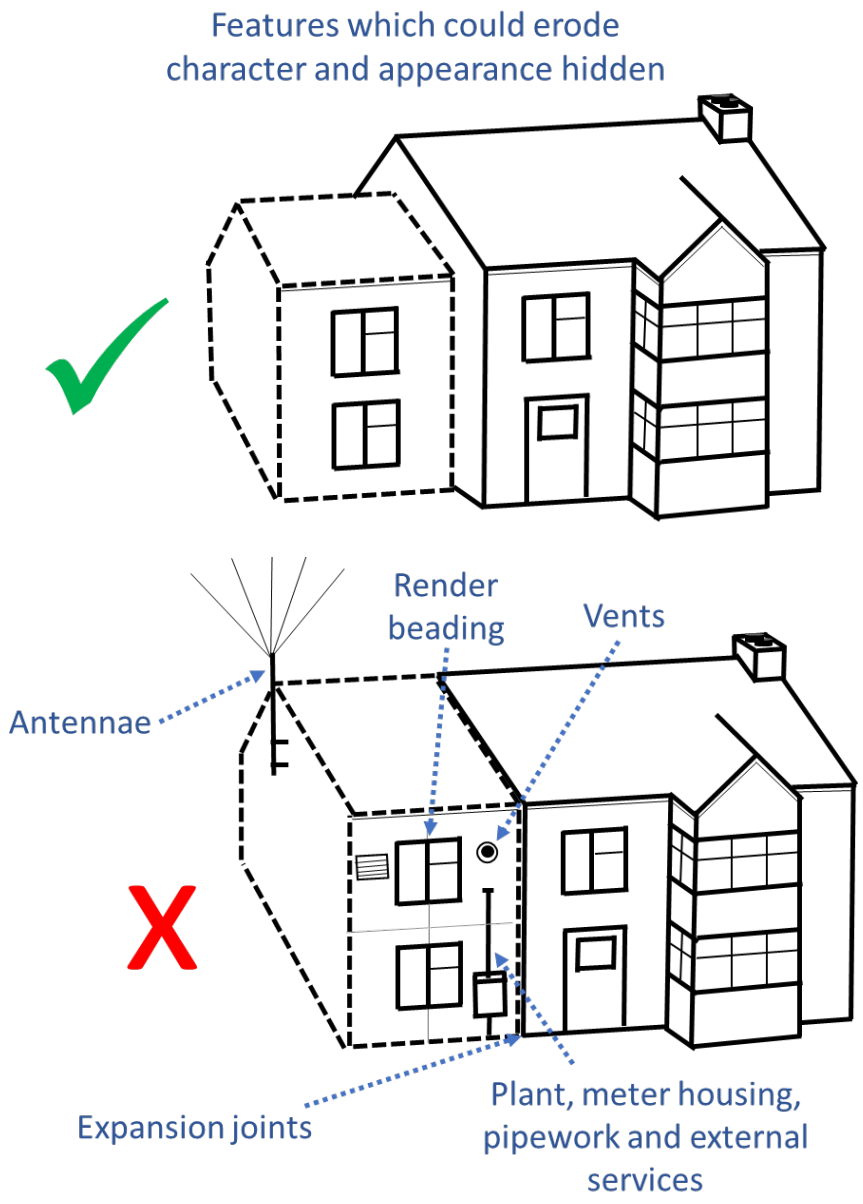
Figure 4.4: Reflect or Complement Design Features



4.16. Conversely, features which could erode character and appearance should be out of public view or designed to complement the original property and the proposed extension or alteration.

4.17. This includes such features as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads.

Figure 4.5: Conceal 'Jarring' Features



Boundary Treatments, Trees and Private Amenity Space

4.18. Boundary treatments, trees and private amenity space are an integral part of any extension or alteration scheme, rather than simply being used to mitigate poor design.

4.19. Boundary treatments include soft landscaping measures (such as hedges, screening plants and trees), gates, walls and fences help define the 'junction' between private land and public realm. They also contribute to the character of dwellings and the wider streetscene.

4.20. As such, where possible, extensions and alterations should be located to avoid detrimentally impacting on them. Where changes are proposed to boundary treatments, they should:

a. Be an **appropriate design and scale** that complement the original dwelling and wider streetscene. ✓

b. Utilise **building materials and styles** which prioritise soft landscaping measures, whilst matching or complementing the existing, the original dwelling and wider streetscene. ✓

c. **Ensure highway safety**, where boundaries abut the highway, respect visibility splays (not over 0.6m in height). ✓

d. Maintain **opportunities for natural surveillance** by allowing ground floor windows to overlook the street. ✓

4.21. Private amenity space is multi-functional, providing much needed external space for households to relax, to undertake activities best suited to external areas (such as drying clothes), to provide opportunities for off-street parking, and to contribute to biodiversity / green infrastructure.

4.22. For any extension or alteration to a dwelling to be appropriate, sufficient private amenity space must remain available.

4.23. Opportunities to enhance private amenity space through a landscaping scheme associated with extensions and alterations should be considered.

4.24. Trees form focal points within a streetscene and private amenity spaces and have many environmental benefits. Extensions and alterations must wherever possible avoid detrimentally impacting upon them. Where such schemes are likely to impact upon trees, they should be informed by an Arboricultural Assessment.

4.25. Furthermore, it is important to note that additional controls apply if trees are protected through a Tree Preservation Order (TPO) or if the property is located in a Conservation Area.

5. Minimising Impact on Neighbouring Amenity and Character of Neighbouring Properties

5.1. To ensure extensions and alterations to a property do not have an adverse impact on neighbouring properties, there is a need to consider potential for overshadowing, overlooking, overbearance and loss of light.

Overshadowing, Overbearance & Loss of light

5.2. Overshadowing and loss of light occur where an extension or alteration noticeably reduces the supply of light to a neighbour's property or garden. Extensions or alterations should be designed to minimise overshadowing and loss of light.

5.3. Overbearance occurs where an extension or alteration visually overwhelms or dominates a neighbouring property and appear oppressive, due to a combination of location (proximity to the property boundary) and scale (height and mass).

5.4. The extent of any overshadowing and the severity of its impact upon the amenity of neighbours depends upon a range of factors, including:

a. Aspect of the proposed extension or alteration relative to the path and height of the sun. ?

b. Size and massing of the proposed extension or alteration. ?

c. Position of the extension or alteration relative to neighbouring properties. ?

d. Distance between the extension or alteration and neighbouring properties. ?

e. Nature and use of rooms (and available windows) within neighbouring properties affected by shadowing. ?

f. Presence of existing features that obstruct light to neighbouring properties. ?

g. Ground levels. ?

5.5. To avoid overshadowing, overbearance and loss of light when making decisions on planning applications:

a. On any side extension, an 1m 'buffer' should be retained between the extension and the edge of the property boundary. ✓

b. On a single storey rear extension an appropriate 'buffer' should be retained between the extension and the edge of the property curtilage. *The extent of this 'buffer' should increase proportionately to the extent the extension projects from the rear of the property.* ✓

c. On a two-storey rear extension, an appropriate 'buffer' should be retained between the extension and the edge of the property curtilage. Extensions of **two or more storeys should not protrude into the area formed by a 45° angle** from the centre of the nearest window to a habitable room on neighbouring properties on both horizontal and vertical planes. ✓

Figure 5.1: Overlooking, Overbearance and Loss of Light: Side Extensions

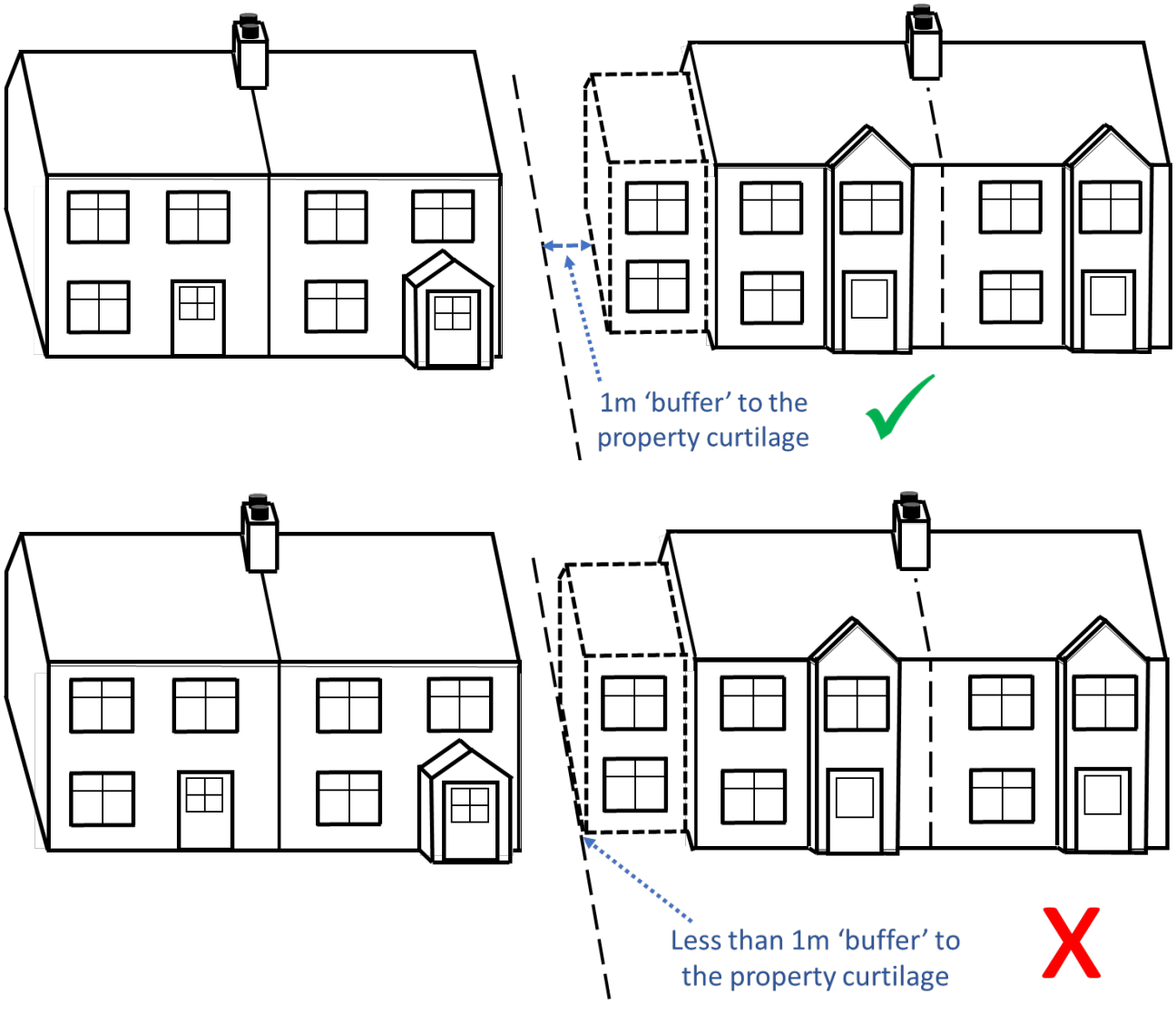


Figure 5.2: Overlooking, Overbearance and Loss of Light: Single Storey Rear Extensions

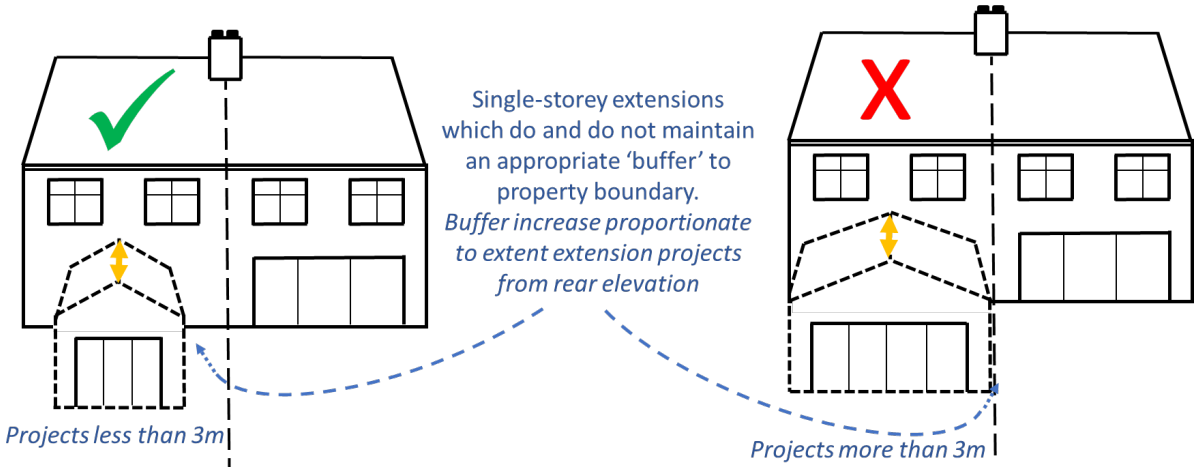


Figure 5.3: Overlooking, Overbearance and Loss of Light: Two Storey Rear Extensions



Please Note: habitable rooms do not include hallways or circulation space, bathrooms, utility rooms, or conservatories. If there are two windows in a room, impact is considered from the closer window.

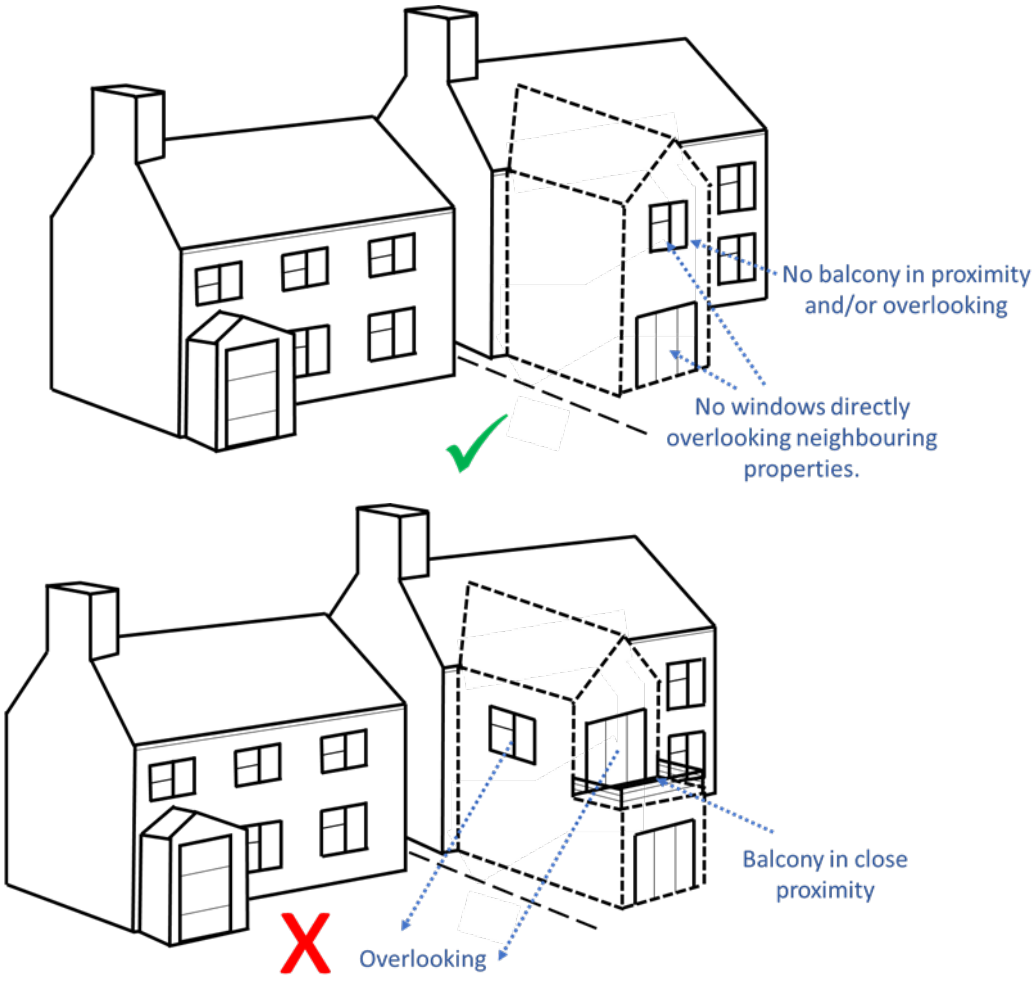
Overlooking

5.6. Overlooking occurs where extensions or alterations allow views into the private amenity or living space of a neighbour. To avoid unacceptable overlooking:

a. Windows on an extension should **not allow direct views** into private amenity or living space of an adjacent neighbour. Specifically, any upper-floor window should be obscure-glazed, and non-opening (unless the parts of the window which open are more than 1.7m above the rooms floor level). ✓

b. **Balconies and 'Juliet' balconies** should only be considered appropriate where they are consistent with and responsive to the character of the property and its setting; and where neighbouring amenity is safeguarded (**no direct views** into private amenity or living space of an adjacent neighbour, no **perception of opportunities** to overlook neighbours rear gardens and **not in close quarters** to neighbours properties – including curtilages). ✓

Figure 5.4: Avoiding Overlooking



5.7. Overlooking of public realm can be advantageous as it provides opportunities for natural surveillance.

6. Responsive to Our Changing Climate

6.1. Climate change is the long-term shift in the Earth's average temperatures and weather conditions. These changes occur naturally, but are being accelerated by our greenhouse gas emissions. This acceleration is causing increased risk of floods, droughts and heat waves.

6.2. Recognising this, Shropshire Council declared a Climate Emergency in 2019. It is important for the long term sustainability of Shropshire that we act to minimise greenhouse gas emissions (which will help reduce the negative impacts of climate change) and adapt to changes that do occur.

6.3. As such, in order to achieve a high-quality design, development (including extensions and alterations) should be designed and constructed so as to reduce greenhouse gas emissions and also support adaptation to our changing climate.

Energy Efficiency and Sustainability

6.4. Policy CS6 of the Core Strategy component of the adopted Development Plan expects all development to be designed to ensure:

> *"that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible" and it "…respond[s] to the challenge of climate change…"*

6.5. **As such, when considering the design of extensions and alterations, opportunities to increase fabric energy efficiency and reduce carbon emissions should be maximised. In doing so, consideration should be given to both the proposed extension / alteration and the original property.**

6.6. *Common energy efficiency improvements include:*

a. *Insulation of the floor, roof, loft and/or walls. Better insulation reduces the need for heating, thereby lowering your energy bill and increasing the comfort of a property.*

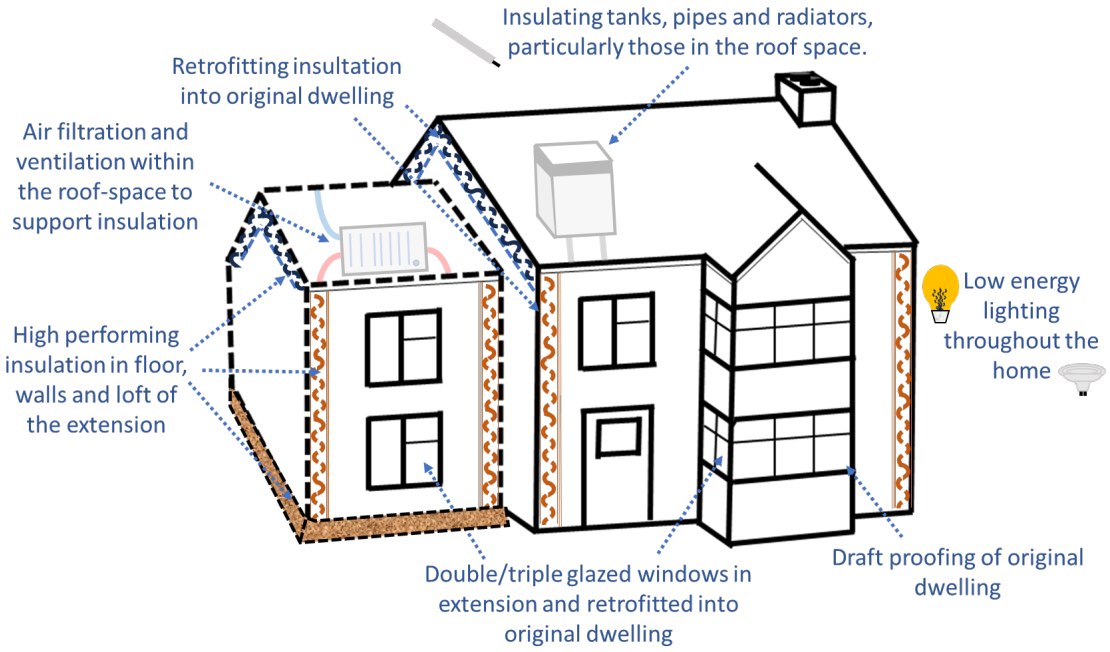
b. *Double or triple glazed windows and doors which keep in significantly more heat than traditional single glazed windows, reducing the need for heating and increasing the comfort of a property.*

c. *Draught-proofing of unwanted gaps in the construction of your home. This can reduce the need for heating, thereby lowering your energy bill and increasing the comfort of a property. Please Note: Air needs to flow in and out of your house so it stays fresh, dry and healthy, so make sure you do not block or seal intentional ventilation. Very high insultation levels are often supported by mechanical ventilation.*

d. *Insulating tanks, pipes and radiators to reduce heat loss, thereby increasing the efficiency of heating systems. This lowers energy bills and increases the comfort of a property.*

e. *Low-energy lighting: A small change that involves no structural alteration and as such an easy way to lower energy bills.*

Figure 6.1: Energy Efficiency Measures Illustration



6.7. *Further information is available via the Energy Saving Trust at: https://energysavingtrust.org.uk/*

6.8. ***Please Note:* It is often more cost effective and less disruptive to integrate fabric energy efficiency measures as part of an extension rather than doing so separately / retrospectively.**

What about Renewable and Low Carbon Technologies?

6.9. Similar to energy efficiency, the adopted Development Plan promotes positive consideration of opportunities to integrate renewable and low carbon technologies into extensions and alterations to a dwelling.

6.10. **As such, when considering the design of extensions and alterations, opportunities to integrate on-site renewable and low carbon technologies should be maximised.**

6.11. ***Importantly, to ensure that renewable and low carbon technologies operate to their maximum, they should be complemented by appropriate energy efficiency measures.***

6.12. In this way, extensions and alterations can increase the sustainability of properties in Shropshire.

6.13. *Common residential renewable and low carbon technologies include:*

a. ***Solar photovoltaic panels*** *capture the sun's energy and convert it to electricity. These panels do not need direct sunlight to work and can generate electricity even on cloudy days. They can be complemented by a battery storage system.*

b. ***Solar thermal panels*** *utilise the sun's energy to heat water. They work in cold climates, overcast weather and strong wind, and incorporate an energy storage system.*

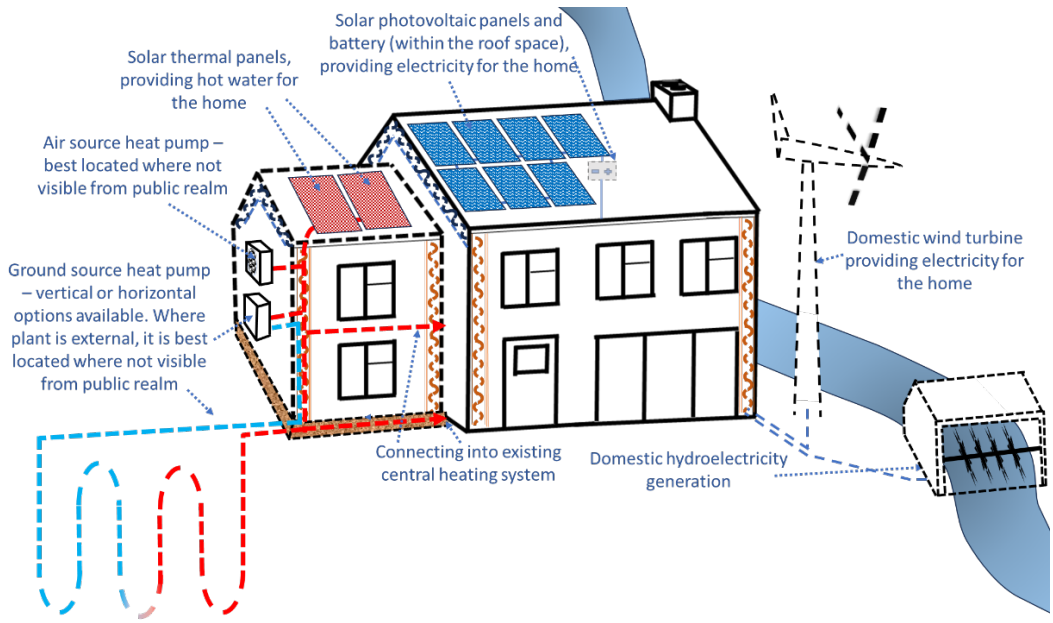
c. ***Heat pumps*** *take in heat from a colder area (usually outside air or the ground), raise the temperature and move it into your home. It utilises electricity to do so, but produced more heat energy than it uses in electrical. Air source heat pumps combined with energy efficiency measures are an increasingly popular alternative to conventional boilers.*

d. ***Domestic wind turbines*** *generate energy for the wind. Whilst generally not suitable in built-up areas, they may be an option in exposed and isolated locations.*

e. ***Hydroelectricity generation*** *utilises the flow of water to produce energy. If you have a river or a stream on your property, this may be an option.*

6.14. Further *information is available via the Energy Saving Trust at:* *https://energysavingtrust.org.uk/energy-at-home/generating-renewable-electricity/*

Figure 6.2: Renewable and Low Carbon Energy Illustration



6.15. ***Please Note:*** **It is often more cost effective and less disruptive to integrate renewable and low carbon technologies as part of an extension rather than doing so separately / retrospectively.**

What about Water Efficiency?

6.16. The delivery of water and wastewater services, and the heating of water in the home require high energy inputs. Reducing water consumption and waste can therefore positively contribute to the reduction of energy use and carbon dioxide emissions. Water efficiency measures can therefore reduce water usage and importantly **both water and energy costs** in the home.

6.17. Policy CS6 of the Core Strategy component of the adopted Development Plan expects:

> *"…all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist…"*

6.18. **As such, when considering the design of extensions and alterations, opportunities to integrate water efficiency measures should be proactively considered.**

6.19. There are a range of ways to increase the water efficiency of your home, including:

a. *Upgrading the toilets, basin taps, and showers to low-water consumption options.*

b. *Introducing rainwater harvesting. This involves use of water storage systems to collect rainwater from roofs (and other non-permeable surfaces). The system can range from 'traditional', 'artistic' or 'discrete' water butts connected to the downpipe from your roof, to 'tanks' buried in the garden and connected to the underground drainage network. This is an inexpensive but effective means of getting an alternative source of water, generally for use in the garden.*

c. *Introducing a 'rain garden'*[1] *area to your garden. This consists of a shallow depression, with absorbent but free draining soil, planted with vegetation that can withstand occasional temporary flooding. Rain gardens accept runoff from roofs/rainwater harvesting systems. When the water enters the rain garden it is either absorbed by the plants within it or slowly travels through it to the drain. This has the*

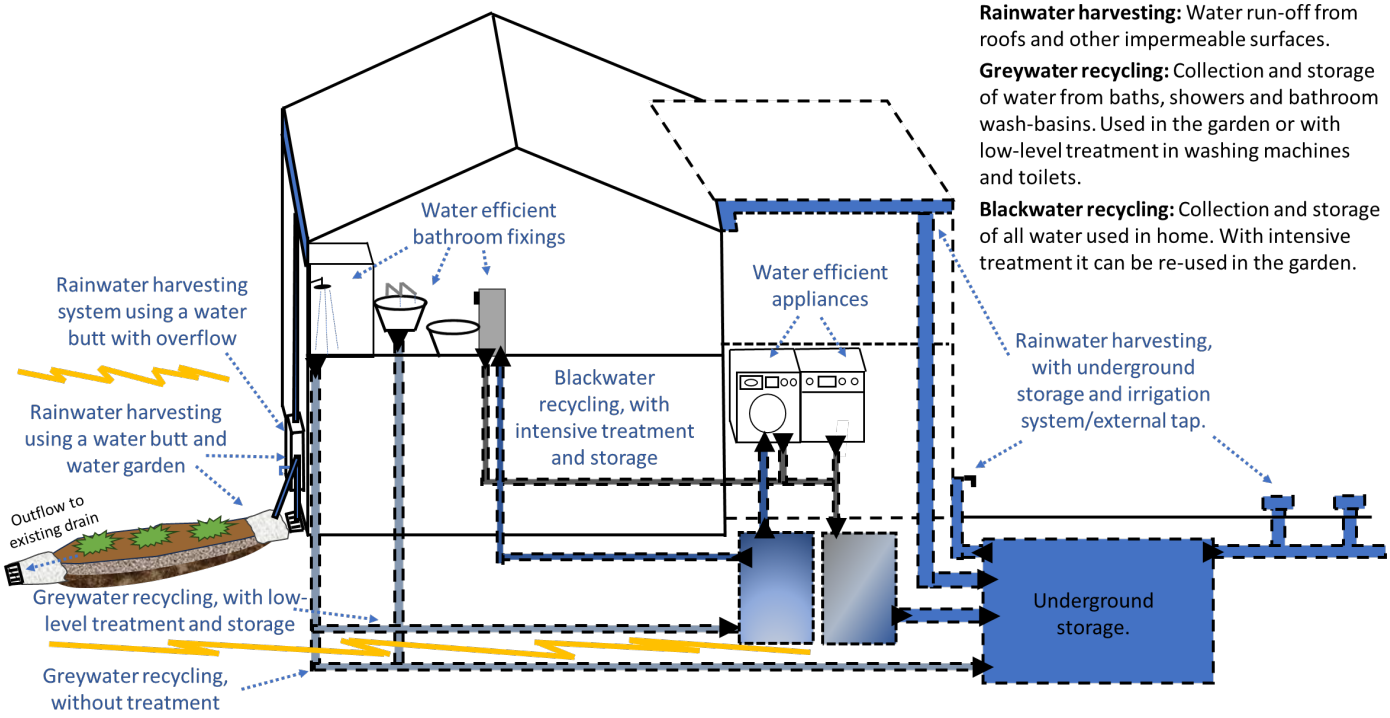
[1] Further information on Rain Gardens available via the Rain Garden Guide, (2024), https://raingardens.info/

dual benefit of 'capturing' extra runoff from the roof and also reducing flood risk in the area.

d. *Introducing greywater recycling. This involves separating and storing (in 'tanks') water from baths, showers and bathroom wash-basins. This water can either be an alternative source of water for use in the garden, or combined with a low-level treatment system used in flushing toilets and washing laundry.*

e. *Introducing blackwater recycling. This involves the collection and storage (in 'tanks') of all water from the home (including the toilet, kitchen sinks and dishwasher), its treatment, and re-use for watering the garden.*

Figure 6.3: Water Efficiency Measures Montage



6.20. *Further information is available via Waterwise and the water companies operational in Shropshire:*

https://waterwise.org.uk/save-water/

https://stwater.co.uk/

https://dwrcymru.com/en

https://unitedutilities.com/

6.21. ***Please Note:*** **It is generally more cost effective and less disruptive to include water efficiency measures as part of an extension rather than introducing them separately / retrospectively.**

7. Other Important Considerations

7.1. This section of the SPD highlights additional design consideration for proposals to extend or alter dwellings that are:

Previously Converted Buildings? ✓

Previously Extended Dwellings? ✓

Single Plot Affordable Dwellings? ✓

Discount Market Affordable Dwellings? ✓

Agricultural Worker Dwellings? ✓

Works to Enhance Accessibility or Meet Occupier Needs? ✓

Previously Converted Buildings

7.2. Planning applications for extensions and alterations to buildings that have previously been converted to dwellings from other uses (e.g. barns) will be considered on their own merits.

7.3. This consideration includes whether they:

e. Achieve the **principles outlined in this document** for comparable extensions to buildings not previously converted as set out in this document. ✓

b. **Complement or 'draw out'** features in the building which indicate its original use. Particularly important where the previously converted building has heritage value. ✓

7.4. This approach is consistent with the requirements of paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan component of the adopted Development Plan.

7.5. Such proposals must also be consistent with and the requirements of the design policies in the adopted Development Plan.

7.6. It is important to note that often PD Rights are removed from buildings when they are converted to dwellings, particularly where the building is considered a heritage asset. It is considered that pre-application advice is particularly important in these circumstances.

Previously Extended Dwellings

7.7. Planning applications for further extensions and alterations to dwellings that have previously been extended will be considered on their own merits.

7.8. This consideration includes:

a. Whether they achieve the **principles outlined in this document** for comparable extensions to buildings not previously converted as set out in this document. ✓

b. The extent of any **previous** extensions and alterations. ✓

7.9. This approach is consistent with the requirements of paragraphs 2 and 3 of Policy MD2 of the SAMDev Plan component of the adopted Development Plan.

7.10. Such proposals must also be consistent with and the requirements of the design policies in the adopted Development Plan.

7.11. It is important to note that often PD Rights are removed from buildings when they are converted to dwellings, particularly where the building is considered a heritage asset. It is considered that pre-application advice is particularly important in these circumstances.

Single Plot Affordable Dwellings

7.12. Single plot affordable dwellings are a form of affordable home ownership within rural parts of Shropshire. To ensure that these properties remain affordable, it is essential these homes continue to comply with the requirements for such housing in the policies of the adopted Development Plan (CS11 of the Core Strategy). As such:

a. The **total maximum size of a single plot affordable dwelling is 106 sq. metres gross internal floor area**[2], which is sufficient for a six-person household. ✓

7.13. Please Note: Garages located within 2 metres of the dwelling are regarded as part of the dwelling and as such form part of its internal floor area.

7.14. Single plot affordable dwellings are expected to be designed to satisfy the needs of the applicant household, whilst also being future-proofed to account for changes to their or future households needs. Larger bedroom sizes and additional bathrooms should not compromise the need for additional rooms in the future.

7.15. Given that this is the case, the starting position is that extensions to such dwellings are unnecessary and will not be supported, even in

[2] Defined by the Royal Institute of Chartered Surveyors (RICS) as the area within external walls including internal partitions.

circumstances where they are proposed to be built at 'nil' value i.e. not impacting on the resale value of the dwelling.

7.16. The approach to 'nil' value extensions is necessary as single plot affordable dwellings extended in this way are more likely to present visually bulky dwellings which contributes to an increase in perceived value, irrespective of the formula being applied to the original dwelling.

7.17. The Council would note that where households are considering extending their single plot affordable dwelling, it is a strong indication that they are likely able to satisfy their housing requirements through the open market, given the cost of construction versus the cost of market dwellings.

7.18. The Council would also note that enlarged dwellings are likely to be more expensive to maintain and heat, thereby conflicting with the concept of an affordable dwelling and one that is required to be reused as an affordable home in the future.

7.19. Reflecting this position, planning permission for single plot affordable dwellings will be subject to the removal of permitted development rights, thus preventing future extensions to the dwelling together with the erection of any development within the curtilage.

7.20. The rationale for this approach is to maintain affordability and safeguard stock of smaller dwellings.

7.21. However, an exception to this approach may be considered in circumstances where there is **clear evidence** to demonstrate that existing accommodation cannot be reasonably re-arranged to meet their needs and as such additional living space is required within the property. This may include because:

a. There are more than 6 household members AND insufficient bedrooms, subject to recognition that:
   i. Children within one household under 10 are expected to share a bedroom.
   ii. Children under 16 of the same gender are expected to share a bedroom.
   iii. Children of different gender over 10 are considered as requiring separate bedrooms.

b. Medical need that is appropriately evidenced as requiring additional floor area to accommodate medical equipment.

7.22. In such circumstances, any extensions or alterations are expected to achieve a high-quality design, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan.

7.23. As permitted development rights are withdrawn from single plot affordable dwellings, proposals for new garages require planning permission. Where these garages are located within 2 metres of the property, they are regarded as part of the dwelling and as such form part of its internal floor area.

7.24. It is expected that the decision as to whether a garage is necessary from the outset, will satisfy the needs of the current household, whilst also being future-proofed to account for changes to the needs of the current or future households.

7.25. As such, the starting position is that new garages to such dwellings are unnecessary and not supported. Furthermore, it is unlikely that the exception identified in the context of extensions to the dwelling is unlikely to be relevant to a garage.

7.26. The rationale for this approach is to maintain affordability and safeguard stock of smaller dwellings. Furthermore, garages add to the level of 'built form' on a plot, which are often in countryside locations and as such it is incongruous to such locations.

Discount Market Affordable Dwellings

7.27. Discount market affordable dwellings are another form of affordable home ownership. Any extensions or alterations proposed to such dwellings should:

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

b. **Strike an appropriate balance** between meeting the needs of the occupier and ensuring that the dwelling remains affordable in perpetuity. ✓

Agricultural Worker Dwellings

7.28. Agricultural workers dwellings are intended to provide opportunities for agricultural workers to live in proximity of their livelihood.

Any extensions or alterations proposed to such dwellings should:

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

b. **Strike an appropriate balance** between meeting the needs of the occupier and ensuring that the dwelling is capable meeting any future occupiers needs - whether that is an agricultural worker, as an affordable dwelling or as a market dwelling (dependent on the type of agricultural worker dwelling – as defined by polices in the adopted Development Plan). ✓

Enhancing Accessibility or Meeting Occupier Needs?

7.29. Shropshire Council seeks to support all residents to live healthy and independent lives for as long as possible.

7.30. As such, the Council supports the principle of undertaking extensions or alterations to a property where they are required to meet the needs of a household with **older people or those with disabilities and special needs.**

7.31. Such extensions should achieve a high-quality design which:

a. Supports the **specific needs** the **older people or those with disabilities and special needs** occupying the property, supporting their ability to live independently. ✓

a. Achieve a **high-quality design**, consistent with the principles outlined in this document and the requirements of the design policies in the adopted Development Plan. ✓

7.32. Where extensions are proposed to meet the specific needs of an occupier, the Council would encourage use of its pre-application service so that it can support the design process. Further information is available at: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

8. The Built and Natural Environment

8.1. This section of the SPD highlights additional design considerations for proposals to extend or alter dwelling which may impact on the built or natural environment. Sections relate to:

The Green Belt ✓

The Shropshire Hills National Landscape ✓

Heritage Assets ✓

Natural Environment Assets ✓

The Green Belt

8.2. Policy CS5 of the Core Strategy and MD6 of the SAMDev Plan address the Green Belt. Policy MD6 specifies that:

> *"In addition to meeting the general requirements that apply in the countryside…development proposed in the Green Belt must be able to demonstrate that it does not conflict with the purposes of the Green Belt…"*

8.3. National planning criteria (in Paragraph 154(c) of the NPPF) specifies extensions to buildings in the Green Belt can be considered appropriate development where: *"…the extension or alteration of a building …does not result in disproportionate additions over and above the size of the original building…"*

8.4. Any extension to a building in the Green Belt should be proportionate to the size of the original building. This generally means that cumulatively, any existing extensions to be retained and any proposed extensions should **not exceed 50% of the total floorspace of the original dwelling** but there is a need to consider each case individually.

Shropshire Hills National Landscape

8.5. National Landscapes (formerly known as Areas of Outstanding Natural Beauty / AONB) represent areas of the highest scenic quality, increasing the importance of design of extensions and alterations within them.

8.6. There is one National Landscape in Shropshire Council's administrative area, the Shropshire Hills National Landscape (which extends into the Telford & Wrekin Council's administrative area).

8.7. Policy CS17 of the Core Strategy and MD12 of the SAMDev Plan components of the adopted Development Plan address the natural environment, including the Shropshire Hills National Landscape.

8.8. Policy CS17 includes a requirement that development:

> *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment..."* and *"Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB…"*

8.9. Policy MD12 then expands upon this, stipulating that development which impacts on the *"special qualities of the Shropshire Hills AONB"* should only be permitted in very specific circumstances.

8.10. A Management Plan has been prepared for the Shropshire Hills, which includes a summary of its special qualities and guidance on achieving a design that is sensitive to them.

8.11. This Management Plan should be considered when designing extensions and alterations to support achievement of the highest quality design.

> The AONB Management Plan is available at: https://shropshirehills-nl.org.uk/a-special-place/management-plan/2019-24-management-plan
>
> Work is also currently ongoing to update this Management Plan. The new draft Management Plan is available via: https://shropshirehills-nl.org.uk/a-special-place/management-plan/2025-30-management-plan

Heritage Assets

8.12. Policy CS17 of the Core Strategy and MD13 of the SAMDev Plan components of the adopted Development Plan address the built environment and heritage assets.

8.13. Policy CS17 includes a requirement that development:

> *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment..."* and *"Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets…"*

8.14. Policy MD13 then expands upon this, stipulating that development must wherever possible *"avoid harm or loss of significance to designated or non-designated heritage assets, including their settings"* and stipulates the very specific circumstances where harm may be acceptable.

8.15. Consistent with Policies CS17 of the adopted Development Plan, extensions or alterations to heritage assets or that have the potential to affect heritage assets or their setting should achieve the **highest**

design standards, informed by a **Heritage Impact Assessment (HIA)**.

8.16. **A HIA is also a planning application requirement in these circumstances.**

Figure 8.1: Heritage Impact Assessment

Heritage Impact Assessment
What is it? A structured process to consider and take into account the significance of relevant heritage asset(s), when designing and developing proposals. It is a crucial part of the design process, which tests whether proposals that could impact on a heritage asset(s) and their setting are appropriate. It helps to ensure that what is important about a heritage asset(s) is maintained or enhanced by proposals.
Who should undertake it? A suitably qualified professional.
What should it cover? The assessment should be proportionate to the significance of the relevant heritage asset(s). a. Identify character and significance of heritage asset(s) and their setting. b. Inform development of proposal(s) with the intention of achieving a high-quality design. c. Explain how the proposal maintains and enhances the character of heritage asset(s) and their setting. d. Inform consideration of the refined proposal, including whether it achieves high-quality design expectations.

World Heritage Sites

8.17. World Heritage Sites are cultural and/or natural sites considered to be of 'Outstanding Universal Value', inscribed on the World Heritage List by the World Heritage Committee. They are recognised as heritage assets of the highest significance within paragraph 202 of the NPPF.

8.18. Shropshire Council's administrative area contains parts of two World Heritage Sites, Ironbridge Gorge in east Shropshire (which is also in Telford & Wrekin Council's administrative area) and Pontcysyllte Aqueduct and Canal in north-west Shropshire (which is also in Wrexham County Borough Council and Denbighshire County Council administrative areas).

8.19. Consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions and alterations to properties in these World Heritage Sites or their settings must be of the **highest design standard**.

8.20. To achieve this, they should be consistent in terms of form and scale with the historic context - height, width and depth of floor plan; roof

forms should be carefully considered; and the shape and size of window and door openings should reflect historic precedents.

8.21. They should also be carefully located so as to **not impact on Outstanding Universal Value**, be subordinate in scale to the principal building and not disrupt the historic street scene. Usually this means siting new work to the rear of a property.

8.22. Supplementary Planning Documents have been adopted for each of the World Heritage Sites in Shropshire Council's administrative area, providing further information on the achievement of high-quality design. These documents are available on the Council website via: https://shropshire.gov.uk/planning-policy/supplementary-planning-documents-spds/

Conservation Areas

8.23. A conservation area is an *"area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*[3]. When dealing with planning applications in conservation areas *"special attention"*[4] has to be *"paid to the desirability of preserving or enhancing the character or appearance of that area"*[4]. There are 128 conservation areas in Shropshire, each with its own distinct character.

8.24. To achieve a high-quality design, consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions and alterations to properties in a conservation area or its setting must be responsive to its character and consider impact on the **conservation area as a whole**.

8.25. Where a conservation area benefits from a Conservation Area Appraisal, proposals should be informed by and align with its aims and objectives.

Further information on conservation areas is available at: https://shropshire.gov.uk/environment/historic-environment/conservation-areas/conservation-areas-faqs/

Listed Buildings

8.26. Listed Buildings are selected to mark and celebrate their special architectural and historic interest and are considered to be of national importance. There are three categories of listed building, these being:

a. Grade I: buildings of exceptional interest.
b. Grade II*: particularly important buildings of more than special interest.
c. Grade II: buildings that are of special interest, warranting every effort to preserve them.

[3] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69).

[4] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 72).

8.27. There are approximately 6,892 listed buildings in Shropshire. Extensions and alterations to these listed buildings often require listed building consent (this includes some interior alterations) and some require both planning permission and listed building consent.

8.28. Where this is the case, *"special regard"*[5] should be given to *"the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".* These considerations must inform the design of extensions and alterations to the listed building or in its setting – consistent with Policies CS17 and MD13 of the adopted Development Plan.

8.29. In such circumstances, the Council would encourage use of its pre-application service, so that it can support consideration of appropriate extensions and alterations to a property. Further information is available at: https://next.shropshire.gov.uk/planning/applications/pre-application-advice/

Article 4 Directions

8.30. Some heritage assets, including Conservation Areas and listed buildings, in Shropshire are subject to an **Article 4 Direction**. This direction is used where additional controls are considered necessary in order to ensure works do not occur that could threaten the character of a building, site or area.

8.31. In effect, an Article 4 Direction restricts the scope of Permitted Development (PD) rights, meaning that planning permission is required.

8.32. For further information on Article 4 Directions in Shropshire, please refer to the Council website at: https://next.shropshire.gov.uk/environment/historic-environment/conservation-areas/article-4-directions/

8.33. If you are unsure whether a property may be covered by an Article 4 Direction, please contact the Historic Environment Team for further advice at: historic.environment@shropshire.gov.uk

Non-Designated Heritage Assets?

8.34. A non-designated heritage asset is a local asset of historic value. Such assets are often **identified through the planning application process**, including proposals for household extensions or alterations.

8.35. To be identified as a non-designated heritage asset, an unlisted building needs to have heritage significance derived from its architectural, historic, and/or archaeological interest. In this context, the greater the age of a building (particularly if it pre-dates 1900), the more likely it is to be identified.

[5] Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 66).

8.36. Likewise, if it is a good example of a particular architectural style, was designed by a noteworthy architect, or is a domestic or functional building of traditional construction that makes a positive contribution to landscape character, it may be considered to have architectural interest.

8.37. To have historic interest the building could have associations with historical figures or events, for example a noteworthy author or military building from either of the World Wars. Buildings gain archaeological interest as a consequence of their age, the evidence they exhibit for a sequence of historic development and changes in construction techniques, and/or in relation to their original intended uses (e.g. as historic industrial buildings).

8.38. The degree to which the historic building has been altered unsympathetically in the recent past, for example through unsympathetic changes to the original pattern and form of window and door openings and/or the addition of modern extensions, should also be a consideration.

8.39. The Shropshire Historic Environment Record (HER) is the primary source of information about the historic environment in the county. However, whilst extensive it is a 'live' document, with updates informed by sources such as planning applications. As such, it cannot be assumed a building is not a non-designated heritage asset simply because it is not on the Shropshire HER.

8.40. Further information on the Historic Environment Record can be found on the Shropshire Council website: https://shropshire.gov.uk/environment/historic-environment/historic-environment-record/

8.41. Consistent with Policies CS17 and MD13 of the adopted Development Plan, extensions or alterations to a property considered a non-designated heritage asset **must constitute high-quality design that complements the asset and its setting.**

8.42. **Such design must complement and 'draw out' features within the non-designate heritage asset.**

Natural Environment Assets

8.43. For an extension or alteration to a property to constitute high-quality design, it must respect and be responsive to the natural environment, as this forms an important part of its setting.

8.44. Policy CS17 of the Core Strategy and MD12 of the SAMDev Plan components of the adopted Development Plan address the natural environment.

8.45. Policy CS17 includes a requirement that development:

> *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment..."* and *"Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB…"*

8.46. Policy MD12 then expands upon this, stipulating that development which impacts on the ecological assets in Shropshire will only be permitted in very specific circumstances.

8.47. Where extensions or alterations have the potential to affect natural environment assets, consistent with Policies CS17 and MD12 of the adopted Development Plan, the planning application must be supported by appropriate **Ecological, Arboricultural and/or Geological Impact Assessment(s).**

8.48. Such assessments should be carried out by a suitably qualified professional and should be proportionate to the significance of the natural environment asset(s) likely to be affected.

8.49. These assessments should identify any natural environment assets that have the potential to be impacted by the proposal and explain how the proposal maintains and enhances these asset(s). This will then inform the consideration of the proposal, including whether it achieves high-quality design.

Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Stage One Screening Record 2025

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Design of New Dwellings Supplementary Planning Document

Name of the officer carrying out the screening
Daniel Corden

Decision, review, and monitoring

Decision	**Yes**	**No**
Initial (Stage One) ESHIA Only?	X	
Proceed to Stage Two Full ESHIA or HIA (part two) Report?		X

If completion of an initial or Part One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Part Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations
Approval from Cabinet is being sought for Shropshire Council to undertake a consultation on a draft Supplementary Planning Document (hereafter SPD) for the design of new dwellings. Ahead of the proposed consultation, at this stage, it is anticipated that the equality impacts will be neutral to medium positive across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for medium positive equality impact for the groupings of Age and Disability, and low to medium positive impacts in relation to the grouping of Pregnancy and Maternity. Additionally, there is potential for neutral to medium positive equality impact for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, ie Other – Social Inclusion, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care. Across all these groupings, the impacts would be in terms of health and well-being opportunities arising from the achievement of the high-quality design of new residential development. This includes housing that reflects need, is accessible and adaptable, includes specialist housing for older people and those with disabilities and special needs, includes affordable housing, promotes active travel, and includes well-designed and accessible open space. This ESHIA also anticipates the draft Design of New Dwellings SPD will have positive health impacts, by enhancing the design of new dwellings. Enhancing layout

and integration (connectivity to and through the site) of dwellings can support active travel and associated health and well-being benefits; enhanced provision of open space and green infrastructure would promote access and healthy and active lifestyles; and more inclusive and sustainable designs can meet the needs of communities and individuals with associated health and well-being impacts.

The design considerations within the draft SPD include:

- Layout – making the most of the site, relationship to surroundings, and navigation.
- Character and appearance – a memorable place, enhancing character and appearance, and design.
- Integration – safe and convenient movement; green infrastructure and wildlife corridors; and access to services, facilities, sports and play.
- Inclusivity and sustainability – healthy and active lifestyles, inclusive and multi-generational communities, sustainability and transition to net zero, and biodiversity and heritage.
- Function – responding to current and future needs of communities, amenity, and safe and secure design.

A further ESHIA will be carried out on the final draft version of the SPD, following the consultation and any subsequent amendments, when it is brought back to Cabinet seeking approval for adoption.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of health and wellbeing considerations

The draft Design of New Dwellings SPD identifies both 'high-level' and 'technical' design expectations for new dwellings in Shropshire. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan.

From a health and well-being perspective, it is anticipated that the draft SPD will support applicants in preparing planning applications for new dwellings which achieve a high-quality design.

Such design will achieve an effective layout and integration (connectivity to and through the site), which supports easy navigation, safe and convenient movement, and natural surveillance of public realm, thereby ensuring they are perceived as safe by pedestrians and cyclists, even during the darker winter months where exercise levels reduce. Such modes of active travel have clear health and well-being benefits and support wider council priorities and plans such the Health & Wellbeing, and Healthy Weight Strategies.

Such design will also include meaningful open space, public realm, landscaping and green infrastructure – thereby supporting and encouraging healthy and active lifestyles.

The draft SPD includes specific guidance on achieving inclusivity and sustainability through design on new dwellings. This will promote healthy and active lifestyles and inclusive/multi-generational communities.

There are additional positive impacts in terms of the recognised positive mental well-being that may accrue from meeting housing needs.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

A minimum six week period of public consultation is proposed, likely commencing in October 2025, on the consultation draft of the Design of New Dwellings SPD.

It is envisaged that any issues relating to equality, social inclusion, and health considerations that are raised during the consultation will be reviewed at the end of the consultation process and the draft SPD amended accordingly as necessary.

A further ESHIA would be carried out on the final draft SPD, informed by the proposed public consultations, enabling the Council to factor in feedback from people in the Protected Characteristic groupings and our additional groupings, and feedback in regard to health and well-being impacts, alongside any received in regard to environmental and economic well-being impacts, across all groupings in the community. The follow up ESHIA will also record where responses may have been low from people in particular groupings, warranting further ongoing engagement

The Council will draw upon the learning from pedestrianisation efforts in market towns in Shropshire, which are building upon Covid-19 measures that led to improved physical access around towns by people in Protected Characteristic groupings and those we may describe as vulnerable. The Council will also draw upon strategic policy around public transport infrastructure including Active Travel, and best alignment with economic growth strategy development and with implementation of cultural and leisure strategy actions. These strategies all very much include efforts to promote social inclusion and in so doing achieve equality of opportunity for people in Protected Characteristic groupings to safely access economic, leisure and cultural opportunities in market towns.

Associated ESHIAs

ESHIA’s for the Ironbridge Gorge WHS SPD.

ESHIA for the draft Design of Residential Extensions and Alterations SPD.

ESHIA for the draft Shrewsbury Town Centre Design Code.

ESHIA’s for the Shropshire Local Plan Review.

ESHIA’s for the Shropshire Economic Growth Strategy 2017-2021 and Shropshire Economic Growth Strategy 2022-2027.

Actions to mitigate likely negative impact, enhance positive impact, and review and monitor the overall impacts with regard to climate change impacts and with regard to economic and societal impacts

The draft Design of New Dwellings SPD identifies both 'high-level' and 'technical' design expectations for new dwellings in Shropshire. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan.

Climate change
The draft SPD would provide guidance and information to support the implementation of policies within the adopted Local Plan, which plans for the long term sustainable development of Shropshire – social, economic and environmental benefits.

Design expectations in the draft SPD support resilience and adaptation to our changing climate, with guidance on sustainable development, the transition to net zero through energy and water efficiency. This includes promoting the:

- Maximisation of fabric energy efficiency of new dwellings.
- Management of travel behaviours to minimise need for travel and encourage use of active/public transport.
- Reduction of waste and re-use/re-cycling during construction and operation.
- Principle of identifying opportunities to integrate and support community initiatives for on-site low carbon and renewable energy generation.
- Incorporation of measures to respond to our changing climate, including sustainable drainage, green infrastructure, water efficiency and flood risk management.
- Consideration of opportunities to minimise embodied carbon, support nature-based carbon sequestration, and offset carbon emissions.

It is therefore considered the draft SPD and associated public consultation and stakeholder engagement is expected to have a positive outcome on the climate change impacts listed below:

- Energy and fuel consumption (buildings and/or travel).
- Renewable energy generation.
- Carbon offsetting or mitigation.
- Climate change adaptation.

Economic and societal/wider community
The draft SPD would provide guidance and information to support the implementation of policies within the adopted Local Plan, which plans for the long term sustainable development of Shropshire – social, economic and environmental benefits.

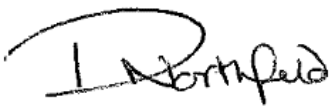
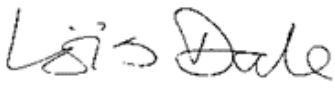
Design expectations in the draft SPD support the achievement of inclusivity within new residential development. This includes promoting the achievement of:

- An inclusive layout which allows people of any age, gender, ethnicity and ability to access and use the site.
- New dwellings which support accessibility and adaptability to meet the changing needs of occupiers.
- Specialist housing for older people and those with disabilities and special needs.
- Affordable housing which is indistinguishable and thoughtfully distributed.
- Design and layout which supports community interaction and spending time outdoors.
- Key routes through the site which provide places to sit, chat, and play; and utilise surfaces and features that support use by those with visual, mobility, or other limitations.

The achievement of a high-quality design of new dwellings has a key place shaping benefit, providing societal and community benefit.

Public consultation is a key stage in the preparation of an SPD. The activities planned within this report, along with subsequent implementation of the SPD, will be met from existing resources and budgets.

Scrutiny at Stage One screening stage

People involved	Signatures	Date
Lead officer for the proposed service change *Mr Edward West*		07/08/2025
Officer carrying out the screening *Mr Daniel Corden*		07/08/2025
*Any external support*** *Phillip Northfield* *(Public Health Integration & Inequalities Officer)* *Lois Dale* *Senior Insights and Research EDI Specialist*	 	28/08/2025 28/08/2025

This refers to other officers within the service area

****This refers to support external to the service but within the Council, e.g, the Performance and Research Specialist for Rurality and Equalities, Public Health colleagues, the Feedback and Insight Team, performance data specialists, Climate Change specialists, etc.***

Sign off at Stage One screening stage

Name	Signatures	Date
Lead officer's name *Mr Daniel Corden*	D Corden	28/08/2025
Service manager's name *Mr Edward West*		28/08/2025

This may either be the Head of Service or the lead officer

B. Detailed Screening Assessment

Aims of the service change and description
The aim of the draft Design of New Dwellings SPD is to provide both 'high-level' and 'technical' design expectations for new dwellings in Shropshire. In this way, it provides guidance to support the understanding and application of design policies in the adopted Development Plan. The design considerations addressed within this draft SPD include: • Layout – making the most of the site, relationship to surroundings, and navigation. • Character and appearance – a memorable place, enhancing character and appearance, and design. • Integration – safe and convenient movement; green infrastructure and wildlife corridors; and access to services, facilities, sports and play. • Inclusivity and sustainability – healthy and active lifestyles, inclusive and multi-generational communities, sustainability and transition to net zero, and biodiversity and heritage. • Function – responding to current and future needs of communities, amenity, and safe and secure design. Once adopted, it would be used by Shropshire Council Planning Officers when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for residential extensions and alterations.

Intended audiences and target groups for the service change
The draft Design of New Dwellings SPD would identify key design considerations and sets out design expectations for all parties considering and involved in construction of new dwellings in Shropshire. It would also provide planning guidance to all parties interested in and considering commenting on 'live' planning applications for new dwellings.

Users and stakeholders for the SPD would include:
• Local residents.
• Architects, planners, and the construction industry.
• Town and Parish Councils.
• Statutory Agencies.
• Unitary Authorities (Shropshire Council).
• Local MPs.
• Government Departments and Agencies.

Once adopted, the SPD would be used by Shropshire Council when determining planning applications for new dwellings within the Council's administrative area.

Evidence used for screening of the service change
Shropshire Council adopted Development Plan (consisting of the Core Strategy; Site Allocations and Management of Development (SAMDev) Plan; and 'made' Neighbourhood Plans).

Specific consultation and engagement with intended audiences and target groups for the service change
Consultation and engagement is a key part of developing a SPD. Subject to Cabinet approval, a minimum 6-week period of public consultation, commencing in October 2025, will be undertaken on the draft Design of New Dwellings SPD. The consultation process would comply with Shropshire Council's Statement of Community Involvement. It would be supported by a press release and issuing of a notification to relevant parties on the Council's Local Plan consultation database. The consultation materials would be made available on the Shropshire Council website.

Initial equality impact assessment by grouping (Initial health impact assessment is included below this table)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings locally identified in Shropshire	**High negative impact** *Stage Two ESHIA required*	**High positive impact** *Stage One ESHIA required*	**Medium positive or negative impact** *Stage One ESHIA required*	**Low positive, negative, or neutral impact (please specify)** *Stage One ESHIA required*
Age (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with a disability)			√Medium positive	
Disability (please include cancer; HIV/AIDS; learning disabilities; mental health conditions and syndromes; multiple sclerosis; neurodiverse conditions such as autism; hidden disabilities such as Crohn's disease; physical and/or sensory disabilities or impairments)			√Medium positive	
Gender re-assignment (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				√Neutral
Pregnancy and Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Low positive
Race (please include ethnicity, nationality, culture, language, Gypsy, Roma, Traveller)				√Neutral
Religion or Belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Veganism, Zoroastrianism, and any others)				√Neutral
Sex (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral
Sexual Orientation				√Neutral

Protected Characteristic groupings and other groupings locally identified in Shropshire	**High negative impact** *Stage Two ESHIA required*	**High positive impact** *Stage One ESHIA required*	**Medium positive or negative impact** *Stage One ESHIA required*	**Low positive, negative, or neutral impact (please specify)** *Stage One ESHIA required*
(please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty or on low incomes; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities)				√Low positive
Other: Veterans and serving members of the armed forces and their families				√Low positive
Other: Young people leaving care				√Low positive

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	**High negative impact** *Part Two HIA required*	**High positive impact**	**Medium positive or negative impact**	**Low positive negative or neutral impact (please specify)**
Will the proposal have a *direct impact* on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation?			√Medium positive – improvements to neighbourhood design and community spaces will lead to greater connectivity between groups and individuals, encouraging social inclusion.	

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing? For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?			√Medium positive – availability of green spaces and active travel routes will enable an increase in non-car related travel and increase in physical activity.	
Will the policy have a *direct impact* on the community - social, economic and environmental living conditions that would impact health? For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?			√Medium positive – green spaces are well researched in improving mental wellbeing, and green spaces provide natural cooling and cover from potential heat and UV related health impacts such as sunburn, heatstroke/exhaustion and skin cancers.	
Will there be a likely change in *demand* for or access to health and social care services? For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?				√Neutral – potential for a small reduction in demand for avoidable health conditions due to a possible increase in active travel, physical activity and improved mental wellbeing through improved design.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding.
It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Stage One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, a Stage One ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the national Protected Characteristic groupings and our additional local categories. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second Stage One ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive.

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called ‘due regard’ of the needs of people in Protected Characteristic groupings.

If the screening indicates that there are likely to be high negative impacts for groupings within the community, the service area would need to take advice on whether or not to carry out a full report, or Stage Two assessment. This is resource intensive but will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Stage Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government. The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIAs) come in. Where you carry out an ESHIA in your service area~~,~~ this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet or to Strategic Licensing Committee.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any likely positive effects for a group or groupings; and
- What actions you are planning to monitor and review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

There are nine Protected Characteristic groupings defined in the Equality Act 2010.

The full list of groupings is: Age; Disability; Gender Reassignment; Marriage and Civil Partnership; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation.

There is also intersectionality between these. Eg a young person with a disability would be in the groupings of Age and Disability, and if they described themselves as having a faith they would then also be in the grouping of Religion or Belief. We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

For the individuals and groupings who may be affected, ask yourself what impact do you think is likely and what actions will you currently anticipate taking, to mitigate or enhance likely impact of the service change? If you are reducing a service, for example, there may be further use you could make of awareness raising through social media and other channels to reach more people who may be affected.

Social inclusion is then a wider additional local category we use in Shropshire, in order to help us to go beyond the equality legislation in also considering impacts for individuals and households with regard to the circumstances in which they may find themselves across their life stages. This could be households on low incomes, or households facing challenges in accessing services, such as households in rural areas, and veterans and serving members of the armed forces and their families, or people that we might consider to be vulnerable, such as young people leaving care or refugee families.

Please note that the armed forces are now a grouping to whom we are required to give due regard under recent Armed Forces legislation, although in practice we have been doing so for a number of years now.

We are now also identifying care leavers as a distinct separate local grouping due to their circumstances as vulnerable individuals.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose. You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove or reconfigure a service.

- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

Carry out and record your equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for which we are asking service area leads to consider health and wellbeing impacts, and to look at these in the context of direct and indirect impacts for individuals and for communities.

A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community**?**

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further advice: please contact
Lois Dale via email lois.dale@shropshire.gov.uk, or
Phil Northfield via email Phillip.Northfield@shropshire.gov.uk

Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Stage One Screening Record 2025

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Design of Residential Extensions & Alternations Supplementary Planning Document

Name of the officer carrying out the screening
Daniel Corden

Decision, review, and monitoring

Decision	**Yes**	**No**
Initial (Stage One) ESHIA Only?	X	
Proceed to Stage Two Full ESHIA or HIA (part two) Report?		X

If completion of an initial or Part One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Part Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations
Approval from Cabinet is being sought for Shropshire Council to undertake a consultation on a draft Supplementary Planning Document (hereafter SPD) for the design of residential extensions and alterations. Ahead of the proposed consultation, at this stage, it is anticipated that the equality impacts will be neutral to low positive across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, and Pregnancy and Maternity. Additionally, there is potential for neutral to low positive equality impacts for those in the further groupings for whom the Council seeks to give due regard in its decision-making processes, ie, Other – Social Inclusion, Other – Veterans and Service Members and their families, and Other – Young People Leaving Care, in terms of health and well-being opportunities arising from further guidance on the design considerations and design expectations if they wish to extend or alter residential properties to meet their changing needs and for people in these groupings to feel safer on their journeys for education, healthcare, work or leisure as a result of potential benefits of natural surveillance to public realm. This is likely to potentially rise to medium positive impact for veterans and service members and their families, should life-changing injuries or illnesses affect their

physical and mental health and well-being and necessitate adjustments to residential properties.

This ESHIA also anticipates the draft Design of Residential Extensions and Alterations SPD will have positive health impacts, by guiding extensions to provide better natural surveillance of public realm supporting perception of safety and active travel with the associated health and well-being benefits; and enhancing consideration of private amenity space when designing extensions – such space has known health and well-being benefits.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of health and wellbeing considerations
The draft Design of Residential Extensions and Alterations SPD identifies key design considerations and sets out design expectations for residential extensions and alterations in Shropshire. From a health and well-being perspective, it is anticipated that the draft SPD will support applicants in preparing planning applications for residential extensions and alterations which achieve a high-quality design. Such design will provide natural surveillance of public realm, thereby ensuring they are perceived as safe by pedestrians and cyclists. Such modes of active travel have clear health and well-being benefits. It will also ensure appropriate consideration of private amenity space as part of any extension or alteration scheme, thereby supporting the maintenance and enhancement of private amenity space. Access to appropriate private amenity space has known health and well-being benefits. Furthermore, there are additional positive impacts in terms of the recognised positive health and well-being associated with the ability to appropriately extend or alter a residential property to meet the needs of the occupier(s). Including alterations allowing an increase in availability of space for additional residents within properties, or accessibility amendments allowing individuals to remain in their homes and outside of the care system for longer, leading to greater independence, and reduction in social isolation from moving away from friends, family and support systems.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations
A minimum six week period of public consultation is proposed, likely commencing in October 2025, on the consultation draft of the Design of Residential Extensions and Alterations SPD.

It is envisaged that any issues relating to equality, social inclusion, and health considerations that are raised during the consultation will be reviewed at the end of the consultation process and the draft SPD amended accordingly as necessary. A further ESHIA would be carried out on the final draft of this SPD informed by the proposed public consultations, enabling the Council to factor in feedback from people in the Protected Characteristic groupings and our additional groupings, and feedback in regard to health and well-being impacts, alongside any received in regard to environmental and economic well-being impacts, across all groupings in the community. The follow up ESHIA will also record where responses may have been low from people in particular groupings, warranting further ongoing engagement

The Council will draw upon the learning from pedestrianisation efforts in market towns in Shropshire, which are building upon Covid-19 measures that led to improved physical access around towns by people in Protected Characteristic groupings and those we may describe as vulnerable. The Council will also draw upon strategic policy around public transport infrastructure including Active Travel, and best alignment with economic growth strategy development and with implementation of cultural and leisure strategy actions. These strategies all very much include efforts to promote social inclusion and in so doing achieve equality of opportunity for people in Protected Characteristic groupings to safely access economic, leisure and cultural opportunities in market towns.

Associated ESHIAs

ESHIA's for the Ironbridge Gorge WHS SPD.

ESHIA for the draft Design of New Dwellings SPD.

ESHIA for the draft Shrewsbury Town Centre Design Code.

ESHIA's for the Shropshire Local Plan Review.

ESHIA's for the Shropshire Economic Growth Strategy 2017-2021 and Shropshire Economic Growth Strategy 2022-2027.

Actions to mitigate likely negative impact, enhance positive impact, and review and monitor the overall impacts with regard to climate change impacts and with regard to economic and societal impacts

The draft Design of Residential Extensions and Alterations SPD identifies key design considerations and sets out design expectations for residential extensions and alterations in Shropshire.

Climate change
The draft SPD would provide guidance and information to support the implementation of policies within the adopted Local Plan, which plans for the long term sustainable development of Shropshire – social, economic and environmental benefits.

Design expectations support resilience and adaptation to our changing climate, with guidance on energy efficiency, renewable and low carbon technologies and water efficiency.

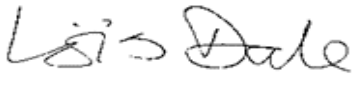
It is therefore considered the draft SPD and associated public consultation and stakeholder engagement is expected to have a positive outcome on the climate change impacts listed below:
• Energy and fuel consumption (buildings and/or travel).
• Renewable energy generation.
• Carbon offsetting or mitigation.
• Climate change adaptation.

Economic and societal/wider community
The draft SPD would provide guidance and information to support the implementation of policies within the adopted Local Plan, which plans for the long term sustainable development of Shropshire – social, economic and environmental benefits.

The achievement of a high-quality design of residential extensions and alterations has a key place shaping benefit, providing societal and community benefit.

Public consultation is a key stage in the preparation of an SPD. The activities planned within this report, along with subsequent implementation of the SPD, will be met from existing resources and budgets.

Scrutiny at Stage One screening stage

People involved	**Signatures**	**Date**
Lead officer for the proposed service change *Mr Edward West*		07/08/2025
Officer carrying out the screening *Mr Daniel Corden*		07/08/2025
*Any external support*** *Phillip Northfield (Public Health Integration & Inequalities Officer)* *Lois Dale* *Senior Insights and Research EDI Specialist*	 	28/08/2025 28/08/2025

This refers to other officers within the service area
****This refers to support external to the service but within the Council, e.g, the Performance and Research Specialist for Rurality and Equalities, Public Health colleagues, the Feedback and Insight Team, performance data specialists, Climate Change specialists, etc.***

Sign off at Stage One screening stage

Name	Signatures	Date
Lead officer's name *Mr Daniel Corden*		28/08/2025
Service manager's name *Mr Edward West*		28/08/2025

This may either be the Head of Service or the lead officer

B. Detailed Screening Assessment

Aims of the service change and description
The aim of the draft Design of Residential Extensions and Alterations SPD is to provide guidance and information to support the implementation of a policies in the adopted Local Plan. It will identify key design considerations and sets out design expectations for those parties considering extensions or alterations to dwellings in Shropshire. It will also provide more detailed design considerations for those parties considering residential extensions or alterations to dwellings in Shropshire that are subject to specific constraints or opportunities. The design considerations addressed within this draft SPD include: • Appropriately siting extensions. • Ensuring extensions are proportionate in form and scale. • Appropriate use of materials, finishes, and fenestration. • Minimising impacts on neighbouring amenity and character of neighbouring properties. • Responding to our changing climate. • Conservation and enhancement of the built and natural environment. Once adopted, it would be used by Shropshire Council Planning Officers when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for residential extensions and alterations.

Intended audiences and target groups for the service change
The draft Design of Residential Extensions and Alterations SPD would identify key design considerations and sets out design expectations for all parties considering and involved in construction of extensions or alterations to dwellings in Shropshire. It would also provide planning guidance to all parties interested in and considering commenting on 'live' planning applications for residential extensions or alterations.

Users and stakeholders for the SPD would include:
• Local residents.
• Architects, planners, and the construction industry.
• Town and Parish Councils.
• Statutory Agencies.
• Unitary Authorities (Shropshire Council).
• Local MPs.
• Government Departments and Agencies.

Once adopted, the SPD would be used by Shropshire Council when determining planning applications for residential extensions or alterations within the Council's administrative area.

Evidence used for screening of the service change
Shropshire Council adopted Development Plan (consisting of the Core Strategy; Site Allocations and Management of Development (SAMDev) Plan; and 'made' Neighbourhood Plans).

Specific consultation and engagement with intended audiences and target groups for the service change
Consultation and engagement is a key part of developing a SPD. Subject to Cabinet approval, a minimum 6-week period of public consultation, commencing in October 2025, will be undertaken on the draft Design of Residential Extensions and Alterations SPD. The consultation process would comply with Shropshire Council's Statement of Community Involvement. It would be supported by a press release and issuing of a notification to relevant parties on the Council's Local Plan consultation database. The consultation materials would be made available on the Shropshire Council website.

Initial equality impact assessment by grouping (Initial health impact assessment is included below this table)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings locally identified in Shropshire	**High negative impact** *Stage Two ESHIA required*	**High positive impact** *Stage One ESHIA required*	**Medium positive or negative impact** *Stage One ESHIA required*	**Low positive, negative, or neutral impact (please specify)** *Stage One ESHIA required*
Age (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with a disability)				√Low positive
Disability (please include cancer; HIV/AIDS; learning disabilities; mental health conditions and syndromes; multiple sclerosis; neurodiverse conditions such as autism; hidden disabilities such as Crohn's disease; physical and/or sensory disabilities or impairments)				√Low positive
Gender re-assignment (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				√Neutral
Pregnancy and Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Low positive
Race (please include ethnicity, nationality, culture, language, Gypsy, Roma, Traveller)				√Neutral
Religion or Belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Veganism, Zoroastrianism, and any others)				√Neutral
Sex (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral

Protected Characteristic groupings and other groupings locally identified in Shropshire	**High negative impact** *Stage Two ESHIA required*	**High positive impact** *Stage One ESHIA required*	**Medium positive or negative impact** *Stage One ESHIA required*	**Low positive, negative, or neutral impact (please specify)** *Stage One ESHIA required*
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				√Neutral
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty or on low incomes; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities)				√Low positive
Other: Veterans and serving members of the armed forces and their families				√Low to medium positive
Other: Young people leaving care				√Low positive

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.
Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	**High negative impact** *Part Two HIA required*	**High positive impact**	**Medium positive or negative impact**	**Low positive negative or neutral impact (please specify)**
Will the proposal have a *direct impact* on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation?				√Low positive

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing? For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?				√Low positive – potential access to green space, or alternative work from home arrangements will improve mental wellbeing.
Will the policy have a *direct impact* on the community - social, economic and environmental living conditions that would impact health? For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?				√Low positive
Will there be a likely change in *demand* for or access to health and social care services? For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?				√Neutral – potential reduction in demand if alterations allow individuals to remain in their homes.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding.
It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Stage One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, a Stage One ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the national Protected Characteristic groupings and our additional local categories. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second Stage One ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive.

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called ‘due regard’ of the needs of people in Protected Characteristic groupings.

If the screening indicates that there are likely to be high negative impacts for groupings within the community, the service area would need to take advice on whether or not to carry out a full report, or Stage Two assessment. This is resource intensive but will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Stage Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government. The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIAs) come in. Where you carry out an ESHIA in your service area~~,~~ this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet or to Strategic Licensing Committee.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any likely positive effects for a group or groupings; and
- What actions you are planning to monitor and review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

There are nine Protected Characteristic groupings defined in the Equality Act 2010. The full list of groupings is: Age; Disability; Gender Reassignment; Marriage and Civil Partnership; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation.

There is also intersectionality between these. Eg a young person with a disability would be in the groupings of Age and Disability, and if they described themselves as having a faith they would then also be in the grouping of Religion or Belief. We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

For the individuals and groupings who may be affected, ask yourself what impact do you think is likely and what actions will you currently anticipate taking, to mitigate or enhance likely impact of the service change? If you are reducing a service, for example, there may be further use you could make of awareness raising through social media and other channels to reach more people who may be affected.

Social inclusion is then a wider additional local category we use in Shropshire, in order to help us to go beyond the equality legislation in also considering impacts for individuals and households with regard to the circumstances in which they may find themselves across their life stages. This could be households on low incomes, or households facing challenges in accessing services, such as households in rural areas, and veterans and serving members of the armed forces and their families, or people that we might consider to be vulnerable, such as young people leaving care or refugee families.

Please note that the armed forces are now a grouping to whom we are required to give due regard under recent Armed Forces legislation, although in practice we have been doing so for a number of years now.

We are now also identifying care leavers as a distinct separate local grouping due to their circumstances as vulnerable individuals.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose. You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove or reconfigure a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

Carry out and record your equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for which we are asking service area leads to consider health and wellbeing impacts, and to look at these in the context of direct and indirect impacts for individuals and for communities.

A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

<u>Individuals</u>

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community**?**

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further advice: please contact
Lois Dale via email lois.dale@shropshire.gov.uk, or
Phil Northfield via email Phillip.Northfield@shropshire.gov.uk

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Cabinet Wednesday 10th September 2025

Item

Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Bishop's Castle Arts and Leisure Centre – Approval for decarbonisation and pool renovation projects including the allocation of CIL funds

Responsible Officers:	Laura Tyler – Service Director Commissioning Tim Collard – Service Director Legal Governance and Planning		
Email	Laura.tyler@shropshire.gov.uk tim.collard@shropshire.gov.uk	Tel	01743 253178 01743 252756
Cabinet Member :	Cllr James Owen – Portfolio Holder Housing and Leisure Cllr David Walker – Portfolio Holder - Planning		

1. Synopsis

1.1 This report sets out a programme of essential repairs and improvements to Bishop's Castle Arts and Leisure Centre (Also known as SpArC). This includes a project to decarbonise the facility and a second project to refurbish the pool, its plant and install easy access steps. The report seeks Cabinet approval for the use of Community Infrastructure funds and approval for the works to be included in the Capital Programme.

1.2 The total value of improvements is forecast to be £3.939 million. Of which £680,000 are proposed to come from the Community Infrastructure Levy (CIL); £2.454 million will be grant aid from the Public Sector Decarbonisation Scheme; £250,000 will be donated by the Bishop's Castle Trustees and the remaining £505,000 from the Council's capital repairs

programme. The result will reduce carbon emissions by 70%, reduce running costs and increase expected visitor's numbers and income.

2. Executive Summary

2.1 The Bishop's Castle Arts and Leisure Centre (also known as Sports and Arts in the Community or SpArC) serves the communities of the many settlements which make up the large rural area in the southwest of the County including the communities within the Bishop's Castle Place Plan area (Bishop's Castle, Clun, Newcastle, Lydham, Lydbury North, the Stiperstones, Chirbury, Edgeton and Worthen) as well as communities in wider settlements. SpArC provides an accessible leisure centre to a significant population due to relative remoteness of this area of Shropshire. Local primary schools use the pool as the national curriculum requires all children should be able to swim before the move onto secondary school.

2.2 SpArC shares a site with Bishop's Castle Community College and is centred around a 20 metre 4 lane swimming pool, with later additions including a sports hall, fitness gym, arts studio and gallery space.

2.3 The centre is currently heated by an aging oil-fired boiler which is expensive to operate, and a new heating system is a priority which also offers the potential to decarbonise the site. The pool hall roof has been severely damaged by recent storms and needs repairs.

2.4 In addition, the pool tank and pool plant need substantial repairs and improvement. The filtration system is end of life and slow to recycle water and the pool tank requires constant repairs and relining before a major failure occurs.

2.5 The pool is of a traditional build and the construction of a set of easy access steps could be make significant improvements particularly for the elderly and disabled, if a set of easy access steps could be constructed. The provision of these steps will therefore increase the capacity of the facility to cater for growing populations resulting from new developments.

2.6 SpArC has the benefit of being very well supported by its local community; there is an active group of Trustees who raise significant funds to provide enhancements to the SpArC site. In previous years they have already raised and invested over £250,000 including the provision of fitness equipment, a cafe, pocket park and donations towards the theatre and arts, To support the pool refurbishment the Trustees, with help from other community groups and parish councils, have raised a further £250,000 towards a new pool liner and easy access steps. This is a generous and unique contribution by a community towards their local leisure centre and is particularly notable when considering the relatively small population in the area.

2.7 Making use of a variety of funding sources, a programme of works is proposed which includes two tightly coupled projects. Firstly: a pool refurbishment project centred on the Trustees' generous donation and secondly: a decarbonisation project centred on funding from the government' Public Sector Decarbonisation Scheme. Both projects are already listed in the published Capital Strategy as priority projects and will be managed by the same project team but with different Principal Contractors and separate accounts.

2.8 The pool refurbishment project is estimated to cost £1,150,000 to complete. A feasibility study has already been completed utilising £50,000 of SPOG fund. The Trustees have raised and committed £250,000 and the capital finance team have identified £170,000 from

the capital repairs budget. Once complete, the pool running costs are anticipated to be £12,000 lower per annum and new users could increase by up to 30%.

2.9 This leaves a shortfall of £680,000. It is therefore proposed that £300,000 be allocated from the Bishop's Castle local CIL fund and the remaining £380,000 from the Strategic County CIL fund. This allocation of CIL funding across the two different funding streams reflects the role this facility plays to both the local community within the Bishop's Castle Place Plan area, and to wider communities in the south of the County. Both allocations have been reviewed and passed by the Infrastructure Investment Group (IIG). Shropshire Council policy requires that CIL allocations in-excess of £500,00, such as this, require Cabinet approval.

2.10 For the Decarbonisation project, the Council has been awarded a £2,454,000 grant from the Government's Public Sector Decarbonisation scheme to insulate the whole Leisure Centre and replace the existing oil-fired heating with an all-electric solution. This grant is dependent on the Council providing 12% or £334,695 in match funding which will come from the Capital repairs budget spread over 3 years. Once complete the centre will have reduced carbon emissions by 70% and is forecast to reduce running costs by 5%.

2.11 In summary the total cost of both projects is £3,939,095, with 15% coming from the Council's capital repair budget and the remainer from grants, community support and CIL funding. This represents excellent value for money, is forecast to result in increased visitors and revenue, and lower running costs helping to safeguard the future of SpArC. The report therefore seeks approval for both projects to be included in the Capital Programme and progress to full implementation.

3. Recommendations

Cabinet is requested to:

3.1 Agree the allocation of £680,000 of CIL funds to the Bishop's Castle Pool Refurbishment project, including £300,000 from the Bishop's Castle local CIL fund and £380,000 from the Strategic County wide CIL Fund.

3.2 Recommend that Council approve the Bishop's Castle Pool Refurbishment Project for inclusion in the Capital Programme.

3.3 Recommend that Council approve the Bishop's Castle Decarbonistion Project for inclusion in the Capital Programme.

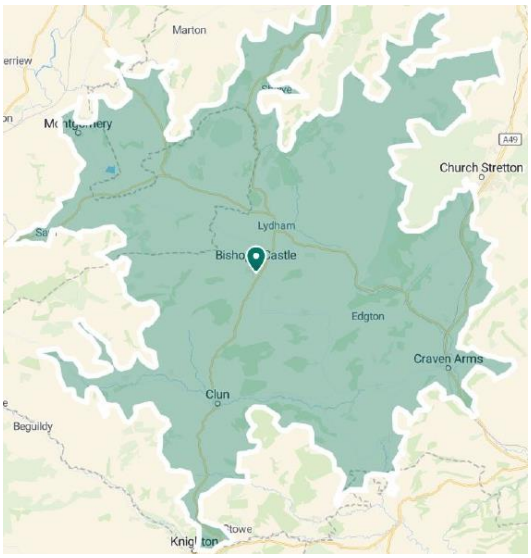
3.4 Recommend that Council delegates authority to the Service Director for Commissioning, in consultation with the Portfolio Holder for Housing and Leisure to procure, negotiate and agree the terms of any agreements and contracts necessary and to proceed with the delivery of both projects.

Laura Tyler Laura.tyler@shropshire.gov.uk

Report

4 Risk Assessment and Proposal

4.1 Bishop's Castle Arts and Leisure Centre (also known as Sports and Arts in the Community or SpArC) serves a large rural area in the southwest of the County including the communities within the Bishop's Castle Place Plan area (Bishop's Castle, Clun, Newcastle, Lydham, Lydbury North, the Stiperstones, Chirbury, and Worthen) and wider settlements outside the Place Plan area. SpArC provides an accessible leisure centre to a significant population due to the relative remoteness of this area of Shropshire.



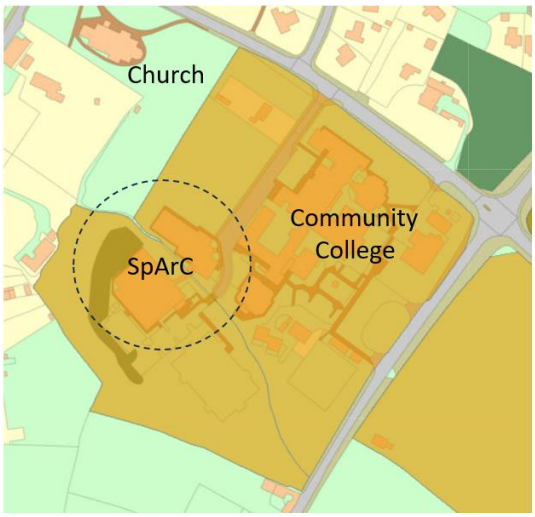
SpArC Catchment Area – Population with 20-minute drive of leisure centre

4.2 Six local primary schools use the pool as the national curriculum requires all children should be able to swim 25 metres before the move onto secondary school. They include: Bishop's Castle, Clunbury, Newcastle, Chirbury, Norbury and St Geroge's.

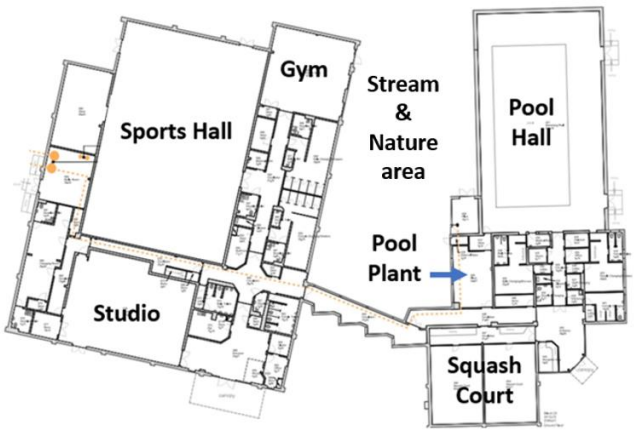
4.3 SpArC has a very wide catchment area covering approximately 434 km2 or 12% of the County but only contains a population of 13,357 or 4% of the County. Covering such a large catchment area the centre is therefore strategically significant to the southwest of the County. As such maintaining Infrastructure in the community poses a challenge for the Council when facilities have a minimum overhead which needs funding regardless of population size.

4.4 SpArC is owned by the Council, operated by the Shropshire Community Leisure Trust and shares a site with the Bishop's Castle Community College. It is centred around a 20 metre 4 lane swimming pool build in the early 1970's, with later additions including a sports hall, fitness gym, arts studio and gallery space.

Laura Tyler Laura.tyler@shropshire.gov.uk



Council land ownership



SpArC layout

4.5 SpArC faces a number of building challenges. The pool hall roof has been severely damaged by recent storms and needs urgent repairs. The centre is heated by an aging oil-fired boiler which is end of life and expensive to maintain and operate. If the boiler can be replaced by an all-electric solution and the building fabric insulated it provides an opportunity to decarbonise the centre.

4.6 The pool tank and pool plant need substantial repairs and improvement. The filtration system is end of life and slow to recycle water and the pool tank needs constant repair and needs relining before a major failure occurs. The pool is of a traditional build with access via ladders. This could be made significantly more accessible to the local community and increase usage, particularly for the elderly and disabled if a set of easy access steps could be constructed.

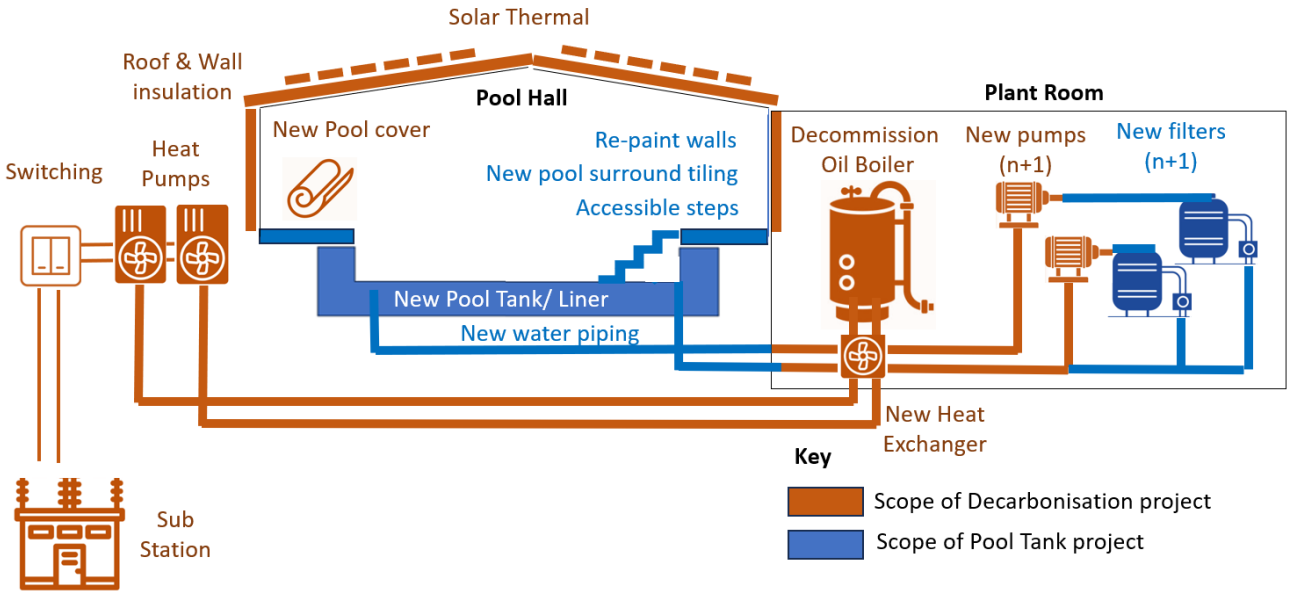
4.7 Despite limited capital funding being available and limited borrowing opportunities for such a small site, two significant funding opportunities have come available: Grant aid from the government's Public Sector Decarbonisation Scheme (PSDS) and funding raising by the local community in Bishop's Castle. It is therefore proposed to implement two tightly coupled projects. Firstly, a project to decarbonise the SpArC site and secondly: a project to renovate the pool and pool plant.

4.8 For the decarbonisation project the council has been awarded £2,454,000 grant from the Government's Public Sector Decarbonisation Scheme (PSDS). This grant is dependent on the Council providing 12% or £334,695 in match funding which will come from the capital repairs budget spread over 3 years. Once complete the project will reduce carbon emissions by 70% and is forecast to reduce running costs by 5%. The scope of the project includes: fully insulating the walls and roofs to contain heat, install of a solar thermal heating system on the pool hall roof, Insall of a heat retaining pool cover, replacement of the oil boiler with a heat exchanger and air source heat pumps and install of a new higher powered electricity sub-station.

4.9 For the Pool Refurbishment Project, SpArC has the benefit of being very well supported by its local community; there is an active group of Trustees who raise significant funds to provide enhancements to the SpArC site. In recent years they have raised and invested over £250,000 including the provision of a fitness gym, cafe, pocket park and donations to the theatre and arts. To support the pool refurbishment the Trustees have raised a further £250,000 towards a new pool liner and easy access steps. This is a generous and unique contribution by a community towards their local leisure centre. In addition to the pool liner and new steps, this project will also replace essential piping and the filtration system as well a re-tile the pool surrounds.

4.10 The Pool Refurbishment project will have a significant improvement in accessibility of the pool to the public, particularly to children, older people and the disabled.

4.11 The close coupling of these two projects is illustrated below:



Scope of the two tightly coupled projects.

4.12 Feasibility studies, high-level designs and costings have already been prepared for both projects. One of the risks with refurbishment of old facilities in highly rural areas is finding suitably experienced local contractors to undertake the work. By making use of the Denbighshire Council UK Leisure Framework the projects have identified suitable teams to complete the detailed design, and construction works necessary for both projects.

4.13 If approved, it is estimated that the Pool Refurbishment Project will be completed by spring 2026. The Decarbonisation Scheme (dependent on potential long delivery times of the new electricity sub-station) will be completed by the end of 2026 in advance of the new leisure centre operating contract.

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4.14 The following key risks and issues have been identified that relate to the proposals:

Ref	Item	Description	Mitigation
1	Issue - Inflation	UK Inflation high and has driven up build costs and materials threatening the financial affordability of the Project and making accurate forecasting difficult.	UK Inflation has been high during the project planning stage. This has resulted in the project costs increasing substantially in the past two years. The cost model has been uplifted for inflation and includes a contingency – but is work is delayed this will increase costs and potentially threaten the affordability of the project.
2	Risk - Availability of suitable contractors	Many contractors are wary about taking on refurbishment projects of old leisure centres, particularly in remote locations.	Using Denbighshire Council's UK leisure framework, the council has identified two teams to undertake each project.
3	Risk - Lead time for Sun-stations	The implementation of new electricity Sub-stations and the supply of increased electricity is undertaken by the local District Network Operator (DNO) and lead times can be long leading to project delays	The PSDS Decarbonisation Project is dependent on a new Sub-station, and a long lead time has been built into the project timetable.
4	Risk – Additional Plant Failures	With an old facility, there is a risk that additional problems will arise with Plant and equipment which incur additional costs.	Feasibility studies have been undertaken to assess the likely costs and both projects include the replacement of key plant and machinery. Both projects have a £50,000 contingency.
5	Issue - Availability of Capital funds	The Council has limited availability of Capita funds and whilst Bishop's Castle has a large catchment area the population is low and limits the income which could be generated to support significant borrowing.	The projects have been seeking alternative sources of funds rather than borrowing – this includes the PSDC grants, Community fund raising from the Trustees, CIL funding and the Capital Repairs and Maintenance budgets.

5 Background Information – The Community Infrastructure Levy (CIL)

5.1 The Community Infrastructure Levy (CIL) is a planning charge that came into force in Shropshire in 2012 following the introduction of the Community Infrastructure Levy Regulations in 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011. The current CIL Charging Schedule for Shropshire requires developers of new open market housing development (subject to some exemptions) to make a payment to the Local Planning Authority.

5.2 Guidance on the use of CIL states:

> "*Local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed.*
> *The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development*."

5.3 CIL is most often used to develop road infrastructure, health facilities, additional school capacity and leisure facilities. For this reason, the pool refurbishment project is seeking to draw upon the CIL funds which are available.

5.4 Shropshire Council policy on the management of CIL is that all moneys collected in a locality are divided into three CIL funds. The CIL regulations require that the first 15%(capped).

collected is allocated to parish or town councils if they do not have an adopted neighbourhood plan. If they do have an adopted neighbourhood plan, the figure is 25% (uncapped). 5% of CIL funds are used by the Council to support its administration. ;Of the remaining 80 (or 70% in a Neighbourhood Plan area)%: 90% of this is ringfenced to fund Infrastructure projects in the Place Plan area where the development occurred (referred to as the CIL Local) and the remaining 10% is allocated to a strategic fund to contribute to projects across the County (referred to as CIL Strategic). The strategic infrastructure monies are expected to be used to fund infrastructure that is essential to the delivery of Shropshire's overall development strategy across Shropshire or outside its boundaries if addresses Shropshire's strategic infrastructure needs.

5.5 Whilst the catchment area for Bishop's Castle Leisure Centre covers a large area, the population of the Place Plan area is comparatively low, with more moderate levels of new development occurring over the 13-year lifetime which CIL has been operating. So, whilst the Bishop's Castle CIL Local fund can support a £300,000 contribution, the remaining £380,000 is being sought from the Strategic County wide CIL fund. It is considered this is appropriate given there is evidence the facility is used by residents outside of the Place Plan area, therefore indicating both a local and strategic function of this facility. The Council's Internal Infrastructure Group (IIG) has considered these two requests separately, and in each case have recommended approval for the requested use of CIL funds.

5.6 Council delegations specify that allocations of CIL which exceed £500,000 need to be decided by Cabinet. Because the Pool Refurbishment Project is seeking a total of £680,000 of CIL funding this request is presented here for Cabinet approval.

5.7 Council policies require that for capital projects to progress they first need to be included on the Capital Strategy. This includes a list of priority projects which the Council would like to see progress in the medium to long term subject to funding being made available. Developing initial plans and feasibility studies for new Capital projects is generally funded through grant aid or seed funding administered by the Senior Project Officer Group (SPOG). Once a feasibility study has been developed, the estimated costs to complete, the project benefits are known, and sources of funding have been identified then the project can be presented for approval to proceed.

5.8 Once a project is approved it is moved from the Capital Strategy onto the Capital Programme and a capital budget is established to allow the work to commence.

5.9 Projects of less than £500,000 require Leadership Board approval; Projects over £500,000 require Cabinet approval and projects in excess of £1 million require full Council approval before they can proceed. Both the Pool Tank Refurbishment and Decarbonisation projects are in excess of £1 million and therefore subject to Cabinet approval will require Full Council approval as well. approval; Projects over £500,000 require Cabinet approval and projects in excess of £1 million require full Council approval before they can proceed. Both the Pool Tank Refurbishment and Decarbonisation projects are in excess of £1 million and therefore subject to Cabinet approval will require Full Council approval as well.

5.10 The Pool Refurbishment project will include two changes which will have a significant improvement in accessibility of the pool to the public, particularly to children, older people and the disabled.

5.11 Firstly, reprofiling the pool to be no more than 1.2 metres in the deep end will mean that the entire water area can be safely accessed by children. In traditional pools with a very deep end children and families are mostly confined to the shallow end.

5.12 Secondly, the install of easy access steps to replace traditional pool ladders will make the pool accessible to the elderly, parents with young children and people with moderate mobility issues so they can independently enter and exit the water. This will increase the diversity of people who can use the pool for the first time and increase user numbers. The area has a high older person's demographic and poor public transport links to other facilities; therefore, increasing accessibility will support older people to improve physical activity levels.

6. Financial Implications

6.1 Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve:

1. scaling down initiatives,
2. changing the scope,
3. delaying implementation, or
4. extending delivery timescales."

6.2 Both projects are included in the Capital Strategy, and both have received funding to complete feasibility studies with high level designs and costings.

6.3 The forecast costs to complete the Pool Refurbishment Project are £1,150,000 and a breakdown of costings is as follows:

Pool Refurbishment Project - Cost Summary	
Council Costs	£53,955
Design Costs	£117,242.73
Project Management	£86,844.00
Construction Costs	£841,958.27
Contingency	£50,000.00
PROJECT TOTAL COST ESTIMATE	**£1,150,000.00**

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6.4 It is proposed that the Pool Refurbishment Project is funding from the following Sources:

Funding Source	Type	Budget	%
SpArC Trustees	Donations	£250,000	22%
Shropshire Council	Feasibility fund (SPOG)	£50,000	4%
Shropshire Council	Capital (Building Repairs)	£170,000	15%
Shropshire Council	CIL (Bishops Castle Fund)	£300,000	26%
Shropshire Council	CIL (Strategc Fund)	£380,000	33%
	TOTAL BUDGET	**£1,150,000**	

6.5 Once completed it is anticipated that the refurbished pool plant will reduce operational costs by £12,000 per annum. In addition, a refurbished pool with easier accessibility will attract additional users and income to the facility; this could increase by as much as an additional 30%.

6.6 It should be noted that assigning £300,000 from the Bishop's Castle CIL fund will limit the amount of remaining funds for other local infrastructure projects.

6.7 Officers have consulted Sport England and unfortunately there is currently no grant funding available in Shropshire, as grant aid is only being assigned to specific areas of the country as part of their Places strategy.

6.8 The Decarbonisation Project is forecast to cost £2,789,095 and the breakdown of costs is as follows:

Decarbonisation Project - Cost Forecast	
Council Costs	£38,254
Design Costs	£207,658
Project Management	£155,571
Construction Costs	£2,337,612
Contingency	£50,000
Total Project Costs	**£2,789,095**

6.9 The Decarbonisation Project is proposed to be funded from the following sources:

Decarbonisation Project Funding

Source	Type	Budget	%
Government	PSDS Grant	£2,454,400	88%
Shropshire Council	Capital (Building Repairs)	£334,695	12%
	TOTAL BUDGET	**£2,789,095**	

6.10 The feasibility study forecasts the Decarbonisation Project will result in a 5% reduction in operating costs.

7. Climate Change Appraisal

7.1 Currently SpArC is heated by an oil-fired boiler – as a result it is one of the largest producers of CO2 in the Council asset portfolio. The feasibility assessment estimates that the project will reduce the CO2 emissions by 274 tonnes per annum, representing a 70% reduction in emissions for the facility.

7.2 In addition, the Pool Refurbishment Project will replace much of the plant and install a new filtration system and reduce the volume of water in the pool. This will also have a significant reduction in the energy required to filter and heat the pool and reduce operating costs.

7.3 Together both projects will make a significant contribution to the Council's net zero policy.

8. Conclusions

8.1 The report sets out a programme of essential repairs and improvements to Bishop's Castle Arts and Leisure Centre (Also known as SpArC). This includes a project to decarbonise the facility and a second project to refurbish the pool, its plant and install easy access steps. The report seeks Cabinet approval for the use of Community Infrastructure funds and also seeks approval for the works to be included in the Capital Programme.

8.2 The total cost of both projects is £3,939,095, with 15% coming from the Council's capital repair budget and the remainder from Grants, Gifts and CIL funding. This represents excellent value for money and is forecast to result in increased visitors and revenue and lower running costs, helping to safeguard the future of SpArC. The report therefore seeks approval for both projects to be included in the Capital Programme and the use of CIL funds to complete the Pool Refurbishment budget.

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

Local Member:	Councillor Ruth Houghton – Bishop's Castle

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Committee and Date

Cabinet
10th September 2025

Item

Public

Application by West Felton Parish Council for West Felton Parish to be Considered as a Neighbourhood Area

Responsible Officer:	Tim Collard, Service Director for Legal and Governance		
email:	Tim.Collard@shropshire.gov.uk	Tel:	01743 252756
Cabinet Member (Portfolio Holder):	Councillor David Walker		

1. Synopsis

1.1 This report seeks approval for the application by West Felton Parish Council for the Parish area of West Felton to be considered as a Neighbourhood Area for the purposes of preparing a Neighbourhood Development Plan.

2. Executive Summary

2.1. It is Shropshire Council's role to decide if the proposed Neighbourhood Area, in this case, the area covered by West Felton Parish Council, is an appropriate area for the purposes of preparing a Neighbourhood Development Plan (referred to in this report at Neighbourhood Plan). The recommendation focuses solely on the extent of the area to be used in the preparation of the proposed Neighbourhood Plan. This recommendation does not deal with the proposed content of the Neighbourhood Plan, which are issues to be considered by West Felton Parish Council in cooperation with Shropshire Council in due course. The application is attached as Appendix A, and the proposed area map as Appendix B. It is considered the identification of the West Felton Parish area as a Neighbourhood Area responds positively to the Shropshire Plan's objectives, in particular the meeting the ambition improve the health of Shropshire's economy and environment.

3. Recommendations

3.1. That Cabinet agree the designation of the proposed Neighbourhood Area identified on the map in Appendix B, covering the Parish of West Felton as an appropriate basis for the development of a Neighbourhood Development Plan and notifies West Felton Parish Council accordingly.

Report

4. Risk Assessment and Opportunities Appraisal

4.1. The power to designate a Neighbourhood Area is exercisable under Section 61G of the Town and Country Planning Act 1990 ("the Act"). Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 an Area Application must include a map that identifies the area to which the application relates and a statement to explain why the area is considered appropriate to be designated as a Neighbourhood Area and that the body is in fact a "relevant body" for the purposes of Section 61 G(2) of the Act. West Felton Parish Council is a relevant body for the purposes of the Act.

4.2. The relevant material (Area Application and Area Map included as Appendix A and B to this report) was received by Shropshire Council on 18 July 2025 and as stated under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012, public consultation is not required as the area for designation relates to the full parish area.

4.3. In determining the application Shropshire Council must have regard to the desirability of designating the whole of the parish area as a Neighbourhood Area and the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas. In the event the designation is approved, it will be published on the Council's website. If the designation is refused under Section 61G (9) of the Act, reasons must be given and the decision publicised in accordance with Regulation 7 of the Regulations. It is considered there is significant risk to the Council of not agreeing to the West Felton Parish Area as a Neighbourhood Area without sound rationale.

4.4. The designation of an appropriate area for a Neighbourhood Plan is to confirm the geographic area the Plan will cover. This does not set policies to be contained in the Neighbourhood Plan, or the thematic scope of that Plan. Indeed, and importantly, the designation of a Neighbourhood Area does not commit the Parish or Town Council to producing or completing a Neighbourhood Plan. It is, however, a first important step in the process of preparing a Neighbourhood Plan as required by regulations.

Contact: Tim Collard tim,collard@shropshire.gov.uk

4.5. When approved, Neighbourhood Plans form part of the statutory development plan for the area. The statutory framework covering the production of neighbourhood plans is therefore quite prescriptive and there is little risk for either Shropshire Council or West Felton Parish Council in following this carefully. However, it is important that a high degree of trust and cooperation between the Councils is maintained in order to reduce any risk of inconsistency and conflict between the Neighbourhood Plan and those other parts of the Development Plan prepared by Shropshire Council.

4.6. Shropshire's statutory Development Plan will be an important and ongoing consideration in the context of any Neighbourhood Plan prepared for the West Felton Parish Council area. At present the Core Strategy and Site Allocations and Management of Development (SAMDev) Plans (2006-2026) represent the Countywide adopted Development Plan. In response to the Inspectors' soundness concerns, the Draft Local Plan Review (2016-2036) was withdrawn from examination, a decision approved by Full Council on 17th July 2025. Shropshire Council have now been required to set out a timeframe for a further Local Plan review, with work commencing in January 2026 on a 30 month timetable, with adoption scheduled in mid 2028. The timeframe of the future Local Plan is likely to be 2025 to 2045.

4.7. A Neighbourhood Plan will, after passing through the relevant stages of consultation, submission, examination and the referendum, go on to become part of the statutory Development Plan for the area. By definition, the Neighbourhood Plan should be a product of the community and as such will contain policies that, whilst in general conformity with other elements of the Development Plan, should have their own distinct character. The degree of scrutiny to be applied to a Neighbourhood Plan through its examination process is dependent upon the scope of the plan, and it will continue to be particularly important for appropriate evidence to be produced to inform the Neighbourhood Plan. Statute provides that planning applications should be determined in accordance with the provisions of relevant Development Plan policies unless material considerations indicate otherwise. The weight given to the Plan thus remains to be balanced with other considerations when taken in the round by decision makers.

4.8. Risk table

Risk	*Mitigation*
Risk of non compliance with Regulations 5, 6 and 7 of The Neighbourhood Planning (General) Regulations 2012.	Complying with the regulations by: 1) including with the Area Application a map that identifies the area to which the application relates and a statement to explain why the area is considered appropriate to be designated as a Neighbourhood Area and that the body is in fact a "relevant body" for the purposes of Section 61 G(2) of the Act; 2) not carrying out a public consultation as this is not required as the area for designation relates to the full parish area; and having regard to the desirability of designating the whole of the parish area as a Neighbourhood

	Area and the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.
Risk of inconsistency and conflict between the Neighbourhood Plan and those other parts of the Development Plan prepared by Shropshire Council.	Maintain a high degree of trust and cooperation between the Councils.

5. Financial Implications

5.1. Shropshire Council continues to manage unprecedented financial demands as budgeted for within the Medium Term Financial Strategy approved by Council on 27 February 2025 and subsequent updates. It is also addressed in our monitoring position presented to Cabinet on a monthly basis. Significant management action has and continues to be undertaken to ensure the Council's financial survival. While all reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,
- changing the scope,
- delaying implementation, or
- extending delivery timescales.

5.2. The Localism Act and Regulations provide that the following costs would fall to Shropshire Council: delivering a supporting role particularly in the latter stages of the Plan's development, appointing an Examiner for the Plan, conducting an Examination and holding a Referendum. Current provisions allow an application for these additional costs to be met, and a reimbursement of costs will therefore be sought from Central Government. It is considered likely the robustness of the Neighbourhood Plan policies will be tested over time by independent Planning Inspectors on planning appeals made under Section 78 of the Act. Members are advised that the liability for future appeal costs rests with Shropshire Council as Local Planning Authority and as such the usability of such plans and their impact on local decision making will need to be carefully monitored.

6. Climate Change Appraisal

6.1. The designation of the West Felton Neighbourhood Area allows the important first step in the preparation of a Neighbourhood Plan for the parish of West Felton. Whilst at this stage the contents of the Plan are not known and will be subject to the objectives led by West Felton Parish Council in consultation with their communities, it does present an opportunity to explore additional development management policies for the local area, which could respond to the ongoing need to reduce energy and fuel consumption, generate renewable energy, offset and mitigate carbon emissions and adapt to the impacts of climate change. Any new development management policies would need to demonstrate they are deliverable and ensure development remains viable.

7. Background

7.1. Shropshire Council fully supports the principle of areas seeking to develop their own Neighbourhood Plans to supplement and complement the wider policies of the Development Plan. The Government's National Planning Policy Framework (NPPF) supports the principle of Neighbourhood Plans and their status as part of the Development Plan. The NPPF states "Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies". It is also made clear that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

7.2. The development of a Neighbourhood Plan must be facilitated by the Town or Parish Council and will, in most cases, proceed with support and assistance from volunteers across the community. It is recommended that West Felton Parish Council begin early consultation with their communities, including on how to finance the creation of the Neighbourhood Plan, including any supporting evidence which will be required.

7.3. In due course and as part of the Neighbourhood Plan preparation process, Shropshire Council will consider whether the West Felton Neighbourhood Plan conforms to the adopted strategic policies of the wider Development Plan as part of ongoing cooperation between the Councils and as part of formal consultation responses. Ultimately, the Neighbourhood Plan will be subject to an independent assessment and will need to meet a number of mandatory 'basic conditions' set out in legislation.

8. Additional Information

8.1. Shropshire Council officers have had early discussions with representatives from West Felton Parish Council, specifically to discuss the extent of the proposal and to further understand the rationale for the area proposed.

8.2. Having had these early discussions, it is considered the proposed area, which accords with the parish boundary, is appropriate for the purposes of preparing a Neighbourhood Plan and that the proposed Neighbourhood Plan can therefore offer the opportunity to deliver some additional value through the preparation of locally relevant planning policies to support the delivery of appropriate development, whilst continuing to be in conformity with the strategic policies of the Local Plan.

8.3. West Felton Parish Council must seek to ensure the future sustainable development of the settlement by providing detailed planning policies for their area. Whilst the exact scope and remit of the Neighbourhood Plan is to be discussed, at this stage it is clear there is an understanding from the Parish Council as to the general role of the Neighbourhood Plan and the type of policies it is likely to introduce. Further discussions will help to clarify this. In addition, it should be recognised that in line with national regulations on Community Infrastructure levy

(CIL), areas with adopted ('made') Neighbourhood Plans in place, receive 25% CIL Neighbourhood Funds (uncapped) from CIL liable development in its area after the Plan's adoption, compared with 15% (capped) in non-Neighbourhood Plan areas.

9. Conclusions

9.1. West Felton Parish Council has indicated they wish to prepare a Neighbourhood Plan for their whole Parish area. It is the officer recommendation to proceed with agreeing the parish as a Neighbourhood Area, and that there are no appropriate reasons not to do so.

9.2. This report only seeks to agree the Parish as a Neighbourhood Area. It does not cover any matters of content of a Neighbourhood Plan for the area, and it is fully acknowledged this is a responsibility of West Felton Parish Council to lead. However, it does identify the ongoing need for Council officers, where appropriate, to work collaboratively with West Felton Parish Council on the preparation of a Neighbourhood Plan and sets out the regulatory requirements of Shropshire Council within this process.

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

None

Local Member:	Councillor David Walker

Appendices [Please list the titles of Appendices]

Appendix A – Application from West Felton Parish Council

Appendix B – Map of designated area

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990

Neighbourhood Planning (General) Regulation 2012 Part 2 (5) (1)

Clerk details

Name: Mrs Rosemary Wood

Address: 5 Newtown Gardens, Baschurch, Shrewsbury SY4 2HF

Email: westfeltonpc@gmail.com

Tel no.: 01939 262881

Relevant body:

We confirm that we are the relevant body to undertake neighbourhood plan in our area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations. West Felton Parish Council resolved to develop a plan for the neighbourhood area at a council meeting on 8 July 2025.

Name of Council

West Felton Parish Council

Extent of the area:

Whole Parish boundary area – please see map attached.

Justification statement:

West Felton Parish comprises the settlements of West Felton, Queen's Head, Rednal, Grimpo, Haughton, Sandford and the historic estates of Twyford, Tedsmore, Doveston and Woodhouse. West Felton was designated as a Community Hub in the Shropshire Site Allocations and Development Management Plan Submission Draft (2014), serving the surrounding hamlets, isolated dwellings and businesses. Together, they offer a range of services which contribute to a sustainable community.

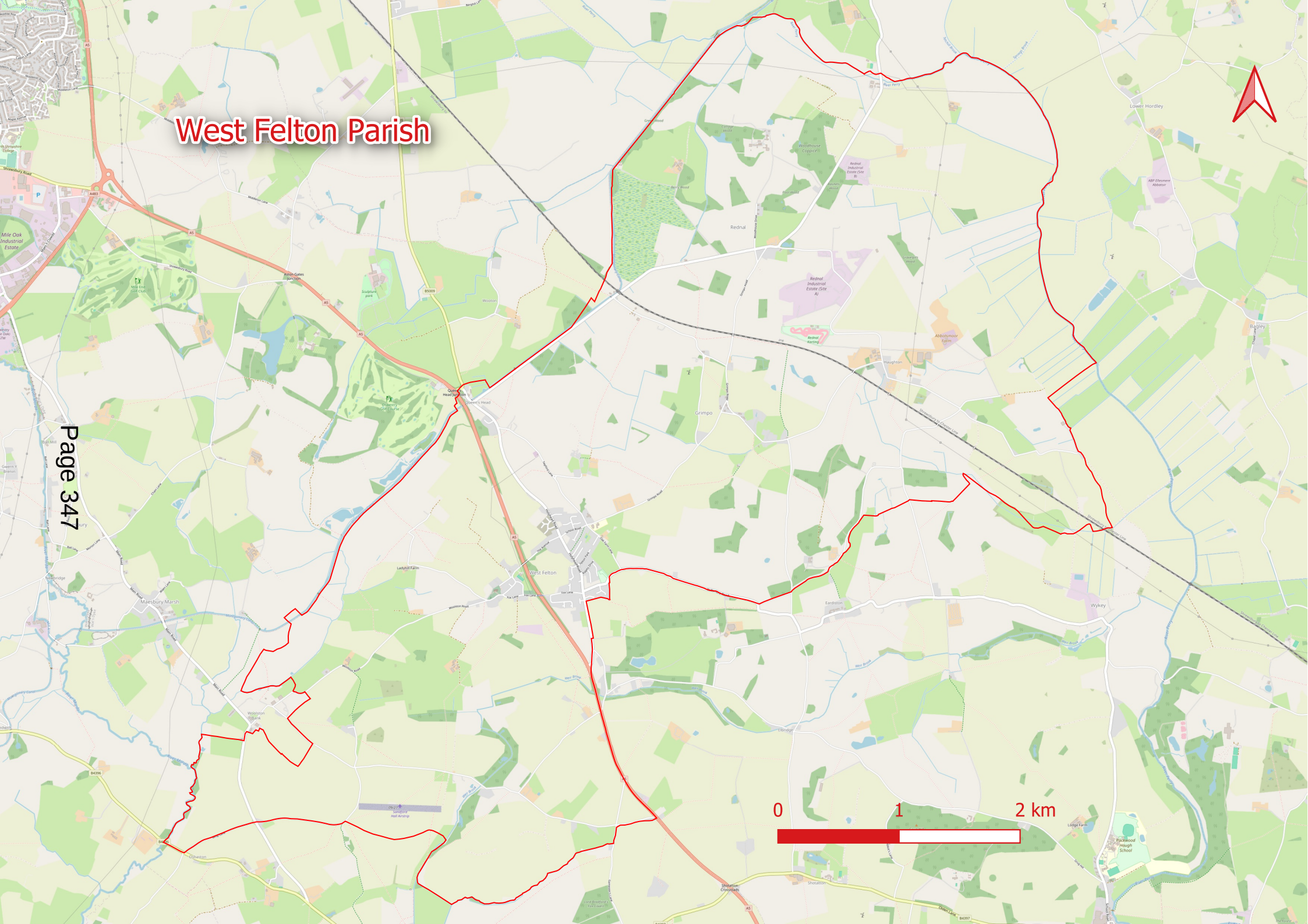
Name: Rosemary Wood

Position: Parish Clerk

Signature: R. A. Wood

Date: 8 July 2025

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