

APPENDIX 1: Recommended Modifications

Policy	Recommendation
Objective 1 – Housing	<p>Recommended Modification</p> <p>Insert the following sentences in the ‘Reasons for Policies’ section of this objective.</p> <p>The Plan proposes a range of policies to deliver a housing target of 130 dwellings for the Much Wenlock town area in the Plan period. This level of growth reflects both the Plan period and a balanced assessment of the future development of the town. In order to ensure that this level of growth is delivered the implementation of the Plan will be monitored on an annual basis. A review of the Plan will be carried out within three years of the making of the Plan.</p>
H1 (now H5)	<p>Recommended Modification</p> <p>Proposals for small scale affordable housing developments outside the Much Wenlock development boundary will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • they comprise up to 10 dwellings; and • the proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and • the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity; and • the proposals would not have a significant impact on the surrounding rural landscape and the landscape setting of any settlement in the plan area; and • the development is appropriate in terms of its scale, character and location with the settlement to which it is associated. <p>Open market housing will only be permitted outside the Much Wenlock development boundary where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.</p>
H2	<p>Delete Policy</p> <p>Insert identical wording into supporting text.</p>
H3	Delete Policy H3 (and proposed housing allocation RES1)
H4 (now H1)	<p>Affordable housing shall be provided at a rate of 20% of total yield on site.</p> <p>Other text currently included to transfer to the policy justification.</p>
H5 (now H2)	<p>Proposed Modification</p> <p>Housing developments within the development boundary of Much Wenlock will be permitted where they include a range of house type, including two and</p>

	three bedroom dwellings. Housing developments will also be expected to include an element of single level dwellings and to meet the needs of the elderly and people with disabilities.
H6 (now H3)	Recommended Modification The redevelopment of brownfield sites in the Much Wenlock development boundary for mixed uses, including housing, will be supported where it can be shown that an otherwise lawful use of the site is no longer viable.
H7 (now H4)	Recommended Modification Housing infill development and the conversion of existing buildings to residential use will be supported where they contribute positively to local character and where they help to meet local housing needs. Within the conservation areas of Much Wenlock and Bourton infill development should conserve or enhance the special architectural and historic character of these settlements.
EJ1	Recommended Modification Proposals for the development of employment uses on 0.72 hectares of land at Stretton Road (and shown as EMP1 on the Town Inset Map) will be supported subject to the following criteria: <ul style="list-style-type: none"> • the proposal would not have significant harmful impacts on the surrounding landscape and the wider setting of the town. • the proposal would not have any significant harmful impacts on the ecological setting of the site; and • the proposals and their HGV traffic generation would not have an unacceptable traffic impact on the wider town and the capacity and operation of its highway network
EJ1 supporting text	The following sentence to be included in this text: Development proposals on the EMP1 site will also need to be able to demonstrate that they do not have an unacceptable impact on HGV movements in the town. A transport assessment would be the most appropriate way of so doing.
EJ2 (now EJ2 and EJ3)	Recommended Modification Part 1 Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless: <ul style="list-style-type: none"> • it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable on the basis of the criteria in Appendix 1 of the Plan; or • the alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability. Part 2 New business development on land already in commercial use will be supported subject to the

	<p>following criteria:</p> <ul style="list-style-type: none"> • the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and • the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities; and • the proposal would not have unacceptable impacts on the local road network.
EJ3 (now EJ4)	<p>Recommended Modification</p> <p>Identify the retail core on the town inset map.</p> <p>Unless other more updated information is available use the retail core as previously defined in the Bridgnorth Local Plan.</p>
EJ4 (now EJ5)	<p>Proposed Modification</p> <p>The change of use of business premises from A1, A2, A3, A4, and A5 uses will not be permitted unless it can be demonstrated that the on-going use of the premises for these purposes is no longer viable.</p>
EJ5 (now EJ6)	No change
EJ6 (now EJ7)	No change
RF1	<p>Recommended Modification</p> <p>Development proposals within the surface water catchment area of Much Wenlock as defined on Plan 1 will be permitted where they can demonstrate that:</p> <ul style="list-style-type: none"> • the development proposed is a minor housing or commercial extension (as set out in Appendix 3 of the Plan); or • the development proposed will have no detrimental impact on surface water run-off in the town's surface water catchment area; or • the development proposed is entirely self-sufficient in its ability to manage surface water run-off. <p>Proposals for the construction of new dwellings will also be expected to comply with Policy RF3.</p>
RF1 Supporting text	<p>Recommended Modification</p> <p>Amend the final three sentences of the second paragraph to reflect the amended policy.</p>
RF2	No change
RF3	No change
RF4	Proposed Modification

	Proposals that would create new culverts (unless essential to the provision of an access) and that would result in the loss of an open watercourse will not be permitted.
RF5	Proposed Modification Development will not be permitted in flood attenuation areas (as shown as flood attenuation ponds on the Town Map) where that development would reduce the ability of these areas to alleviate flooding.
TM1 (now H6)	Recommended Modification Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if: <ul style="list-style-type: none"> • alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking; or • otherwise acceptable and well-designed new build or conversion schemes in the town centre conservation area would be incapable of meeting this parking provision.
TM2 (now RF6)	Proposed Modification Parking spaces and driveways associated with new development will be required to have permeable surfaces.
TM3 (now TM1)	Proposed Modification Development proposals that would result in the loss of off-street car parking will not be permitted unless: <ul style="list-style-type: none"> • in relation to existing public car parks an equivalent or better capacity is provided elsewhere in the town; or • in relation to private car parks or similar off-street parking areas an equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal.
TM4	Recommend deletion of policy
TM5	Recommend deletion of policy
TM6	Recommend deletion of policy
TM7	Proposed Modification Delete Policy and make detailed modifications to Policies EJ1 and EJ5
CW1	Proposed Modification Proposals that would result in the loss of community facilities will not be supported unless: <ul style="list-style-type: none"> • it can be demonstrated that the facilities are no longer needed or viable; or • it can be demonstrated that suitable alternate provision exists in the immediate area to serve

	<p>the community; or</p> <ul style="list-style-type: none"> • suitable alternative provision is included in the development proposal itself.
CW2	<p>Proposed Modification</p> <p>Proposals for new and/or improved community facilities will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and • the proposal would not have significant harmful impacts on the surrounding local environment; and • the proposal would not have unacceptable impacts on the local road network; and • the proposal would adequately address surface water run-off issues.
CW3	Recommend deletion of policy
GQD1	<p>Recommended Modification</p> <p>Delete final sentence from the Policy as set out in the submitted Plan. Remove 'The Wenlock Bowl' detail on the Town Map.</p>
GQD2	<p>Proposed Modification</p> <p>All development will be designed to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.</p> <p>Development proposals, extensions and alterations to existing buildings and structures will be expected to:</p> <ul style="list-style-type: none"> • have regard to the principles set out in the Much Wenlock Design Statement; and • make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area; and • be suitably designed for the context within which they are set; and • retain existing important landscape and natural features; and • ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and • create safe environments addressing crime prevention and community safety; and • use traditional and vernacular building materials where such treatment is necessary to respect the context of the development concerned
GQD3	<p>Recommended Modification</p> <p>Remove 'To protect the historic character of Much Wenlock' from the start of the policy.</p>
GQD4	Proposed Modification

	New development of more than three dwellings will be required in the submitted design and access statement to demonstrate how the proposals scale, proportions, materials and layout and amenity space respects the local context and that garden space is commensurate with the size and type of development.
GOS1	Recommended Modification Built development will not be permitted on the green and open spaces as shown on the Town Map.
GOS2	No change
GOS3	Recommended Modification New housing and employment developments will be expected to establish publicly accessible links from development sites to the wider footpath network and green spaces wherever possible.
LL1 (now LL1 and LL2)	Recommended Modification First Policy Proposals for the restoration and the implementation of aftercare proposal for former quarries will be permitted where they deliver restoration for wildlife, biodiversity and public access and are consistent with other Plan policies. In particular proposals for biodiversity restoration combined with commercial/leisure use and public access will be permitted at the Lea North/Hayes/Coales quarry complex and at the Shadwell quarry. Second Policy New industrial and commercial uses will not be supported at Lilleshall, Westwood and Farley quarries as shown on the proposals map. Additional Proposed Modification Identify Lilleshall, Westwood and Farley quarries on separate A4 maps in sufficient detail to indicate the geographical areas/extents in which the second policy would apply.
LL2 (now LL3)	No change
LL3 (now LL4)	Proposed Modification Flood attenuation ponds and new areas of recreational green space required as part of new developments will be expected to be designed to encourage nature conservation and biodiversity.
SCC1	Recommended Modification With the exception of the conversion of listed buildings, development proposals will be expected to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes.

SCC2	<p data-bbox="344 186 1635 223">Recommended Modification</p> <p data-bbox="344 223 1635 327">Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:</p> <ul data-bbox="344 327 1635 537" style="list-style-type: none"><li data-bbox="344 327 1635 399">• the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and<li data-bbox="344 399 1635 470">• the proposed development does not create an unacceptable impact on the amenities of local residents; and<li data-bbox="344 470 1635 537">• the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.
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