

**Shropshire Council Local Plan
2016 -2038**

Schedule of Minor Modifications

July 2021

Shropshire Council Local Plan 2016-2038: Schedule of Minor Modifications

Modification Reference	Page Number	Policy / Paragraph	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u>	Reasons for Modification	Source(s) of Modification (Including Representation Number if Applicable)
MiM001	Cover	N/A	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038	Clarification	Shropshire Council
MiM002	Cover	N/A	December 2020	Clarification – updated as appropriate	Shropshire Council
MiM003	All Footers	N/A	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan	Clarification	Shropshire Council
MiM004	Page 5	Contents	Appendix 6: Employment Development Guidelines and Employment Land Supply349	Clarification	Shropshire Council A0410
MiM005	Page 7	Introduction Paragraph 2.9	The richness of Shropshire’s historic environment is reflected in the number of designated heritage assets. There are 6,913 listed buildings, 441 Scheduled Ancient Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield. The wider value of historic landscapes and townscapes is recognised through the designation of 127 Conservation Areas in Shropshire, together with the wealth of non-statutory undesignated heritage assets (c 35,000) recorded on the Historic Environment Record.	Correction	Shropshire Council A0348
MiM006	Page 9	Introduction Paragraph 2.24	2.24. Every comment made as part of the Regulation 18 stages undertaken have been was considered in arriving at the Council’s Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.	Clarification	Shropshire Council
MiM007	Pages 9 and 10	Introduction Paragraph 2.25	2.25. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan identifies a vision and framework for the future development of Shropshire to 2038, addressing such issues as the needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.	Clarification	Shropshire Council
MiM008	Page 10	Introduction Paragraph 2.26	2.26. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is supported by a Sustainability Appraisal and Habitat Regulation Assessment.	Clarification	Shropshire Council

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MiM009	Page 20	Policy SP2 Explanation Figure SP2.1: Map of Shropshire		Correction Update to Figure to ensure consistency with the wider Policy and Proposals Map	Shropshire Council
MiM010	Page 22	Policy SP3 Paragraph 4 (a)	4 a) <u>Minimising flood risk by avoiding inappropriate development in areas at highest risk of flooding and by</u> integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;	Clarification	Shropshire Council A0347
MiM011	Page 23	Policy SP3 Paragraph 4 (d)	4 d) Integrating water efficiency measures (<u>in accordance with Policy DP20</u>) to mitigate the impact of drought and reduce resource and associated energy consumption	Clarification	Shropshire Council A0347
MiM012	Page 26	Policy SP5 Paragraph 2	Development must maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces	Clarification	Shropshire Council A0608

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			in accordance with national planning policy <u>and guidance</u> and the design principles set out in the West Midlands Design Charter.		
MiM013	Page 27	Policy SP5 Explanation Paragraph 3.38	Community-led plans (<u>including Neighbourhood Plans, Town/Parish Plans and Village Design Statements</u>) can also provide information on locally distinctive design factors, which should be considered in the context of this Policy.	Clarification	Shropshire Council A0627, A0122 and A0488
MiM014	Pages 29 and 30	Policy SP6 Paragraphs 6, 7, 4, 5, 6 7, 8, 9 and 10.	<p>6<u>4</u>. Consider the ‘10 principles of active design’ set out in Sport England and Public Health England’s Active Design guidance.</p> <p>7<u>5</u>. Promote safe and well-lit high-quality walking and cycling routes, cycle parking, changing facilities and secure lockers in destinations such as places of work, to increase people’s activity rates. Wherever possible, new development should be located within walking distance of open space – to increase people’s quality of life and enable active and healthy lifestyles.</p> <p>4<u>6</u>. Be adaptable - creating high quality development which is capable of being modified either for different uses or to suit people with different needs; reducing the opportunity for crime - considering factors such as natural surveillance, boundaries and security features, lighting and the management of public space to promote safe living environments:</p> <ul style="list-style-type: none"> a. Being accessible and inclusive, ensuring that people of any age, gender, ethnicity and ability can use and access the development; and b. Having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour. <p>5<u>7</u>. Create sustainable communities through the retention of existing and the provision of new community infrastructure that promotes healthy and active lifestyles. This is a priority and ensures that people have the opportunity to exercise and improve their health by:</p> <ul style="list-style-type: none"> a. Supporting the maintenance and delivery of health facilities to serve an expanded population, particularly in the growth areas of the Strategic Centre 	Correction to paragraph numbering	Shropshire Council

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			<p>of Shrewsbury, Shropshire’s network of Principal and Key Centres, Community Hubs and Community Clusters; and</p> <p>b. Protecting, retaining or enhancing sports, leisure, recreation and education facilities including children’s playgrounds in accordance with Policy DP15 or creating new facilities in accessible locations where an existing need can be justified (see also Policy DP15 for sport and recreation facilities) and without compromising the environmental quality of the area.</p> <p>68. Ensure the health and well-being both of individuals and the community as a whole through:</p> <p>a. The retention and development of existing local services and community facilities, including local shops, meeting places, sports venues, open space, cultural buildings and facilities, public houses and places of worship, and guarding against and preventing the loss of valued facilities and services, especially in rural areas where this would reduce the community’s ability to meet its day-to-day needs;</p> <p>b. Ensuring access for all to high speed broadband networks to facilitate the delivery of fibre broadband services; and</p> <p>c. Having regard to the Shropshire Council’s Health and Well-Strategy.</p> <p>79. Ensure access to healthy food by:</p> <p>a. Ensuring good access to appropriate food shops; and</p> <p>b. The need to promote healthy eating through taking into consideration the cumulative impact of A5 uses (hot food takeaways).</p> <p>810. Protect against exposure to pollution in line with policy DP18 by:</p> <p>a. Minimising exposure to airborne pollutants in the location and design of new development and securing the implementation of the Council’s Air Quality Action Plans, having regard to national and international obligations; and</p>		

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			<p>b. Safeguarding against the environmental impacts of new development in terms of community/public safety, noise, vibrations and odour and the legacy of contaminated land.</p> <p>9<u>11</u>. Use Design and Access Statements to set out how development proposals for all applications, other than householder and single dwellings, have taken health and well-being objectives into account, taking into account the other policies in this plan.</p> <p>40<u>12</u>. Where it involves major development proposals, be accompanied by a proportionate Health Impact Assessment detailing how they respond to the above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary.</p>		
MiM015	Page 39	Policy SP10 Paragraph 1	<p>1. The management of development in the countryside will reflect the Plan's urban focussed development strategy which seeks to direct the majority of new development to the Strategic, Principal and Key Centres and new Strategic <u>Sites and</u> Settlements. Within the rural area, the Plan identifies Community Hubs and Community Clusters as the focus for new development, whilst also supporting new affordable housing provision for evidenced local needs and fostering appropriate rural employment opportunities, subject to the further controls over development that apply to the Green Belt, the AONB and other designated areas.</p>	Clarification	Shropshire Council
MiM016	Page 39	Policy SP10 Paragraph 2	<p>2. Employment, business, operational defence, renewable energy, and community <u>and infrastructure</u> development in the countryside will be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet economic, community and associated needs whilst ensuring that development does not result in unacceptable adverse impacts.</p>	Clarification	Shropshire Council A0671
MiM017	Pages 48 and 49	Policy SP11 Paragraph 7	<p>RAF Cosford is a strategic site inset within the Green Belt to facilitate <u>defence</u> military and charity operational and development needs. Future additional development at this strategic site would be expected to take place within the area of land inset within the Green Belt unless it is one of the exceptions to</p>	Clarification	Shropshire Council A0600

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			inappropriate development within the Green Belt identified within national policy or very special circumstances can be demonstrated.		
MiM018	Page 53	Policy SP12 Paragraph 3 (e)	Community Clusters and the Countryside through windfall development where the location, scale, land use and impacts of the proposals will conform with the existing land uses, settlement form and environmental qualities in accordance with relevant Policies <u>Policies</u> of the Local Plan.	Correction	Shropshire Council
MiM019	Page 57	Policy SP13 Paragraph 3 (d)	Development satisfies the requirements of national and local policies especially to: i. Protect the Green Belt or safeguarded land except where there are v <u>Very</u> Special e <u>C</u> ircumstances for development, ii. Protect the Shropshire Hills Area of Outstanding Natural Beauty except where there are e <u>E</u> xceptional e <u>C</u> ircumstances for development, iii. Conserve areas of higher landscape value except where <u>unless an exception is</u> justified; or iv. Conserve the natural and historic environments except where <u>unless an exception is</u> justified.	Clarification	Shropshire Council
MiM020	Page 57	Policy SP13 Paragraph 4	Development on mixed-use employment sites <u>with employment generating uses</u> will be expected to utilise returns from higher value land uses to bring the remaining land within the employment site/area to the market through the provision of accesses, servicing and other infrastructure to facilitate the development of other employment uses on the land.	Clarification	Shropshire Council
MiM021	Page 57	Policy SP13 Paragraph 5 (a)	Windfall Class B employment development on other sites will be supported, where the proposal is: a. Economic growth objectives of Policy SP12 (Economic Growth Strategy);	Correction	Shropshire Council
MiM022	Page 58	Policy SP13 Paragraph 6 (d)	Development on allocated sites will be expected to satisfy the: d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy SP12, SP8, SP9, SP10; or is	Correction	Shropshire Council

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MiM023	Page 58	Policy SP13 Paragraph 6 (g)	For major employment development including large scale inward investment for a-known 'end users' or occupiers, that satisfies the objectives of Policy SP14	Correction	Shropshire Council
MiM024	Page 58	Policy SP13 Explanation Paragraph 3.122	It is proposed to plan for 300 hectares of land to be developed for Class B <u>employment generating uses primarily for</u> office, research and development, workshops, general industry, storage and distribution development <u>and waste installations</u> for the period 2016 to 2038. The delivery of this development will satisfy the strategic approach set out in Policy SP2 in relation to the settlement hierarchy and the proposed distribution of development within the County.	Clarification	Shropshire Council
MiM025	Page 59	Policy SP13 Explanation Paragraph 3.124	This policy identifies those land uses which are taken to be 'employment generating uses' based on the changes <u>in 2020</u> to the Use Classes Order 1987 (as amended).	Clarification	Shropshire Council
MiM026	Page 59	Policy SP13 Explanation Paragraph 3.127	Where employment uses are provided in a mixed-use development the return from the higher land values must be used to deliver the development of the remaining employment land through cross subsidy of some of the <u>employment</u> development costs.	Clarification	Shropshire Council
MiM027	Page 60	Policy SP13 Explanation Paragraph 3.130	The need for new sites is also recognised, where these demands may not be met on allocated employment sites due to issues including locations, scale and suitability.	Correction	Shropshire Council
MiM028	Page 60	Policy SP13 Explanation Paragraph 3.132	In the Community Clusters and in the Countryside, the location, scale, land use and impacts of windfall development proposals must conform with the existing land uses, settlement form; <u>and</u> environmental qualities.	Correction	Shropshire Council
MiM029	Page 61	Policy SP13 Explanation Paragraph 3.137	This approach will be based on the employment generating uses identified in this policy reflecting the changes in <u>2020 to</u> the Use Classes Order 1987 (as amended).	Clarification	Shropshire Council

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MiM030	Page 63	Policy SP14 Paragraph 3 (b)	Amend criterion to read: "On the identified <u>'Strategic Settlements'</u> and 'Strategic Sites' in the Local Plan;"	Correction	Shropshire Council A0137
MiM031	Page 64	Policy SP14 Explanation Paragraph 3.141	This approach responds to the Council's objective to prioritise significant new development and infrastructure investment into the Strategic, Principal and Key Centres and identified <u>Strategic Settlements and</u> Strategic Sites to. <u>This will</u> create 'growth zones' along the 'strategic corridors' through Shropshire and making <u>make</u> effective use of the rail and road routes <u>routes</u> through these corridors. The sequential release of additional employment land for development in the 'strategic corridors' may also help to attract major employment development into the County.	Correction	Shropshire Council A0137
MiM032	Page 65	Policy SP14 Explanation Paragraph 3.142 (e)	A49 corridor supporting Shropshire's road and rail links to other English regions to the north and in the south-west and to South Wales including opportunities in and around:	Correction	Shropshire Council
MiM033	Page 65	Policy SP14 Explanation Paragraph 3.143	<u>The</u> Shropshire Economic Growth Strategy seeks to promote a 'step change' in the capacity and productivity of the local economy.	Correction	Shropshire Council
MiM034	Page 65	Policy SP14 Explanation Paragraph 3.144	Development proposals in 'strategic corridors' should respond positively to the presence of environmental constraints particularly in the Shropshire Green Belt and the Shropshire Hills AONB. In these locations there will be a need to prove the 'very special circumstances' for development in the Green Belt and the 'exceptional circumstances' for development in the AONB <u>in accordance with relevant policies including</u> as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy	Clarification	Shropshire Council
MiM035	Page 65	Policy SP14	This requires the identification of sequentially preferable development in the Strategic Corridors to sustain the urban focus in the Strategic Approach of the	Correction	Shropshire Council

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		Explanation Paragraph 3.147	Local Plan. The Strategic, Principal and Key settlements Settlements in these 'strategic corridors' are the primary focus for development and infrastructure investment for economic growth.		
MiM036	Page 66	Policy SP14 Explanation Paragraph 3.149	The release of greenfield sites for windfall development will only be permitted in exceptional circumstances where the strategic objectives of national and local policy are fully satisfied in relation to the protection of the Green Belt, Area of Outstanding Natural Beauty, Countryside, landscape value and the natural and historic environments. These proposals are expected to be large and significant investment opportunity <u>opportunities</u> that cannot reasonably access sequentially preferable sites for reasons including the location, scale, availability and accessibility of those alternative sites.	Correction	Shropshire Council
MiM037	Page 68	Policy SP16 Paragraph 1	1. Protecting Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals. The broad extent of MSA's is defined on Figure SP16.1. Non-mineral development within and adjacent to these areas or near protected rail freight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national policy and Policy DP29;	Correction	Shropshire Council A0677
MiM038	Page 68	Policy SP16 Paragraph 4	4. Only supporting proposals for sand and gravel working outside these broad locations - saved SAMDev Plan mineral allocations identified within <u>Appendix 2 of this document and identified on the Proposals Map</u> and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites <u>this would be consistent with the requirements of Policy DP30;</u>	Clarification	Shropshire Council A0144
MiM039	Page 68	Policy SP16 Explanation Paragraph 3.154	Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The broad extent of Mineral Safeguarding Areas (MSAs) is illustrated on Figure SP16.1. Where	Correction	Shropshire Council A0677

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			development is unavoidable, the value of mineral resources should be captured for appropriate end uses by prior extraction wherever possible (Policy DP29). However, the recognition of these areas does not imply that any application for the working of minerals within them will necessarily be granted planning permission.		
MiM040	Page 70	Policy SP16 Explanation Paragraph 3.156	National policy requires strategic planning to secure an adequate and steady supply of mineral aggregates. Shropshire is an important source of mineral aggregates, particularly crushed rock. Mineral planning is co-ordinated at a sub-national level by the West Midlands Aggregates Working Party, which has been chaired by Shropshire Council since 2014. Best available evidence indicates that aggregate production in Shropshire remains above both the 10 year rolling average and the landbank of permissions for both sand and gravel and crushed rock have remained consistently above the minimum level required by national policy. <u>The landbank of permissions for crushed rock working has remained consistently above the minimum required level and no additional provision therefore needs to be made during the Plan period. Further information about crushed rock and other mineral resources produced in Shropshire is available in the Minerals Technical Background Document.</u>	Clarification	Shropshire Council A0677
MiM041	Page 70	Policy SP16 Explanation Paragraph 3.157	Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies in recent years. In light of the recovery of demand, and the fact that the last 3 years have seen record levels of housing delivery in Shropshire, the Local Plan adopts a precautionary approach to its Production Requirement for sand and gravel, based on the average of the last 3 years production plus a growth allowance of 20% <u>(Further information is provided in paragraph 17 of the Minerals Technical Background Document)</u> .	Clarification	Shropshire Council A0677
MiM042	Page 88	Policy DP4 Explanation Paragraph 4.60	Evidence provided in respect of sites adjoining Strategic, Principal and Key Centres is likely to demonstrate high affordable housing need, which should not automatically translate into larger exception sites. There is an <u>general</u> expectation that exception sites <u>in Shropshire</u> will not exceed 25 dwellings. Where it is exceptionally considered appropriate for an exception site of more	Clarification	Shropshire Council A0627

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			than 25 dwellings, significant emphasis will be placed on achieving an appropriate mix of house types, sizes and tenures, to ensure a balanced development. Further guidance will be included in the Housing Supplementary Planning Document (SPD).		
MiM043	Page 98	Policy DP9 Paragraph 6 (c)	c. There is presumption in favour of retail (A1) <u>(E(a))</u> uses within the Primary Shopping Area in Shrewsbury;	Correction to ensure consistency with updated Use Classes from Sept 2020	Shropshire Council A0036
MiM044	Page 111	Policy DP13 Paragraph 1	a. To protect the integrity of the r <u>R</u> iver Clun Special Area of Conservation (<u>SAC</u>) and to comply with the Habitats Regulations and policy <u>Error! Reference source not found.</u> , development within the catchment of the r <u>R</u> iver Clun will only be permitted if it can demonstrate either nutrient neutrality or <u>a reduction in</u> nutrient levels. <u>levels.</u>	Clarification	Shropshire Council A0349
MiM045	Page 111	Policy DP13 Paragraph 2	b. All measures relied on to deliver either nutrient neutrality or <u>a reduction in</u> nutrient levels <u>levels</u> must demonstrate with sufficient certainty that they: a. Meet the required <u>Will achieve either</u> nutrient <u>neutrality or a</u> reduction <u>in nutrient levels</u> or improvement; and b. They can <u>can</u> be secured and funded for the lifetime of the development's effects.; <u>and</u> a. <u>Do not compromise the ability of the River Clun SAC to reach favourable conservation status.</u>	Correction to ensure compliance with Habitat Regulations	Shropshire Council A0349
MiM046	Page 112	Policy DP13 Explanation Paragraph 4.136	4.136 Notwithstanding these improvements, the Habitat Regulations Assessment (HRA) for this Plan shows that most ²⁸ development in the river Clun catchment is likely to have an adverse effect on the river Clun SAC. Practical mitigation measures which would remove this effect for larger applications have yet to be proposed, but this is not to say that they will not come forward during	Clarification	Shropshire Council A0349

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			<p>the Plan period. Accordingly, to comply with the requirements of the Conservation of Habitats and Species Regulations 2017 <u>as amended</u>, this policy restricts development to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment. This is in anticipation of measures to achieve either of these criteria being found in the future for the majority⁸ of development in the catchment. Such measures could include an updated Nutrient Management Plan and sufficiently robust Action Plan to provide the level of certainty required by the Habitats Regulations that the SAC restoration targets can be achieved in an appropriate timescale</p>		
MiM047	Page 112	Policy DP13 Explanation Paragraph 4.137 (d)	<p>d. Not undermine the objective of restoring the site to favourable condition by making the restore objective appreciably more difficult, or prejudicing the fulfilment of that objective. For example, where there is only a limited pool of measures available for addressing an existing exceeded threshold and these are used to enable growth rather than bring the site <u>SAC</u> into favourable condition. The key question would be whether, in fact, there is actually a limited pool of measures in the relevant circumstances;</p>	Clarification	Shropshire Council A0349
MiM048	Page 112	Policy DP13 Explanation Paragraph 4.137 (e)	<p>e. Not directly use or double count measures that are in place, to meet the Habitats Directive article 6(1)(2) requirements <u>or must be put in place, to protect, conserve or restore the SAC</u> in order to justify new growth</p>	Clarification	Shropshire Council A0349
MiM049	Page 112	Policy DP13 Explanation New paragraphs after paragraph 4.137	<p><u>4.138 Consequently, mitigation measures to support development in achieving nutrient neutrality or a betterment will be set out in a River Clun Catchment Supplementary Planning Document (SPD). This SPD will be prepared once a River Clun SAC Restoration Plan is in place. The River Clun SAC Restoration Plan will set out the measures needed to bring the river Clun SAC back to favourable conservation status. Once these restoration measure have been determined, the mitigation measures needed to remove the impact of development on the SAC can be identified. Mitigation measures to remove an adverse effect from development must be in addition to, and must not prevent, the delivery of restoration measures for</u></p>	Clarification	Shropshire Council A0349

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			<p><u>the SAC. If the SAC Restoration Plan identifies that developer contributions are also necessary to make development in the Clun catchment acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development; then these will be sought in line with Policy DP25.</u></p> <p><u>4.139 The Council will support the statutory agencies and other relevant stakeholders in the preparation of the River Clun SAC Restoration Plan at the earliest opportunity in this Local Plan period, and to an agreed timescale. This, and the subsequent River Clun Catchment SPD will give the necessary certainty that the SAC can be protected from the adverse effects of development and will provide clarity and certainty for applicants on how to meet the requirements of this policy.</u></p> <p><u>4.140 The River Clun Catchment SPD will also include a nutrient calculator. This will enable applicants to assess the amount of nutrients currently entering the river Clun SAC from their site and compare this with those projected to arise once development has taken place. Where development would increase nutrient levels, applicants will then be able to determine the most appropriate mitigation measures for achieving nutrient neutrality or providing a betterment.</u></p>		
MiM050	Page 113	Policy DP14 Paragraph 5	5. Development proposals that result in a significant fragmentation or loss to the green infrastructure network will be resisted. In such instances <u>where significant fragmentation or loss does occur</u> mitigation and compensatory measures will be expected with the aim of delivering a net gain in provision.	Clarification	Shropshire Council
MiM051	Page 114	Policy DP14	4.138 Infrastructure is a term typically applied to things like roads, sewers and telecommunications, which are necessary to support our way of life. The term	Clarification	

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		Explanation Paragraph 4.138	“green infrastructure” has been introduced to raise the profile of other things considered necessary to support our way of life, especially one that is sustainable, healthy and enjoyable. As such, green infrastructure (GI) refers to the network of natural and semi natural spaces and includes parks, playing fields, woodlands, allotments and street trees. These spaces can be in the urban and rural areas and also include ‘blue infrastructure’ such as ponds, streams and rivers. In Shropshire, green infrastructure also encompasses the environmental and ecological networks. <u>Although playing fields can form part of the GI network, they are covered by Policy DP15, rather than this policy.</u>		Shropshire Council A0124
MiM052	Page 125	Policy DP18 Paragraph 11	Planning decisions should take wider security and defence requirements into account. Development proposals, <u>in particular those</u> within a designated Ministry of Defence Safeguarding Zone, must ensure that they have no adverse effect on an operational defence site <u>or activities.</u>	Clarification	Shropshire Council A0600
MiM053	Page 126	Policy DP18 Explanation Paragraph 4.172	Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level. An appropriate noise assessment will also be needed where new development would be sensitive to existing noise sources. This should consider noise arising from all sources. The Ministry of Defence should be consulted where the existing noise source is related to defence activities. <u>Where relevant, sales information for new dwellings should specify that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MiM054	Page 126	Policy DP18 Explanation Paragraph 4.176	Planning decisions should take public safety, security and defence requirements into account. Wider public safety issues are covered in Policy SP6, but Shropshire contains <u>has a number of military establishments and the whole of the County is covered by Low Flying Area 9, a dedicated training area for military helicopters.</u> where the Ministry of Defence (MOD) have designated a <u>There are also defence sites in Shropshire for which statutory safeguarding zones have been designated in accordance with Town and Country Planning (Safeguard aerodromes, technical sites and military explosives</u>	Clarification	Shropshire Council A0600

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			<u>storage areas</u>) Direction 2002 . Development <u>close to MOD sites and development within</u> these <u>safeguarding</u> zones has the potential to affect defence activities and the MOD should be consulted on all applications affecting these areas. Permission will not be granted where adverse effects on operational defence sites cannot be avoided.		
MiM055	Page 127	Policy DP19 Paragraph 1	1. Development proposals which would lead to deterioration <u>in class under the Water Framework (WFD)</u> or compromise the ability of those water bodies covered by the WFD (Water Framework Directive) to <u>maintain or</u> meet good status standards, both during construction and when operational, will not be supported.	Clarification	Shropshire Council A0347
MiM056	Page 127	Policy DP19 Paragraph 2	Development proposals in a groundwater Source Protection Zones (SPZ) must show how they have:	Correction	Shropshire Council
MiM057	Page 128	Policy DP19 Explanation Paragraph 4.178	4.178 Water is an important and essential resource that needs to be managed in a sustainable way, so that it may continue to support Shropshire's homes, farms, industry, recreation and biodiversity. The mains supply provides most of Shropshire's drinking water, but private water supplies are a significant feature of some remoter rural areas. These private supplies are sourced from ground water and surface water <u>and should be taken into account, particularly in relation to non-mains foul drainage</u> . Surface and ground water are important to people and the wider natural environment, so their use needs to be sustainable, sources need to be safeguarded from pollution and over- abstraction and development needs to avoid contamination or obstruction.	Clarification	Shropshire Council A0347
MiM058	Page 130	Policy DP21 Paragraph 2 (a)	2. The Sequential Test is not needed for: a. Development on land allocated in this plan unless the <u>proposed</u> use of the site <u>has either a greater vulnerability than the allocated use</u> or is not in accordance with the use specified in this Plan.	Correct an omission	Shropshire Council A0347 A0608
MiM059	Page 131	Policy DP21 Paragraph 7	7. Where development in Flood Zones 3a and 3b is permitted it should be designed and constructed to remain operational and safe in times of flood <u>and where possible, to reduce flood risk or provide a betterment</u> . Development	Clarification	Shropshire Council A0347

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			permitted in Flood Zone 3b should also be designed and constructed so that it does not: a. Impede water flows; and/or b. Increase flood risk elsewhere; and/or c. Result in a net loss of floodplain storage.		
MiM060	Page 133	Policy DP21 Explanation Paragraph 4.191	4.191 The Sequential Test is applied at all stages in the planning application process, both between different flood zones, and within a flood zone, <u>and within a site so that areas at least risk of flooding are preferentially developed.</u> All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.	Clarification	Shropshire Council A0347
MiM061	Page 133	Policy DP21 Explanation Paragraph 4.193	4.193. This policy sets out when a site-specific Flood Risk Assessment (FRA) is needed to inform a planning proposal. In considering the safety of the development, the FRA must demonstrate the occupants of any new dwellings will have access to an area of safe refuge. Where prior evacuation is the safest option, the refuge should be an area outside of 1% annual exceedance probability flood event from all sources. Where prior evacuation is not preferred, internal safe refuge must be provided. The FRA should <u>follow the guidance in the Flood and Coastal Erosion section of the NPPG and</u> provide an evidence base for the Council to determine which option is the safest for that particular proposal.	Clarification	Shropshire Council A0347
MiM062	Page 133	Policy DP21 Explanation Paragraph 4.194	4.194 The effects of flooding are expected to worsen with climate change and this needs to be taken into account when considering development. The Environment Agency has produced guidance on the allowances for climate change for each river basin district: <u>which are regularly updated.</u> Shropshire falls within the Severn river basin district. Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account as set out in the Shropshire SFRA-1- and any <u>updates from the Environment Agency.</u>	Clarification	Shropshire Council A0347
MiM063	Page 134	Policy DP22 Paragraph 6	All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events	Clarification	Shropshire Council

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			up to and including the 1% Annual Exceedance Probability (AEP)1 storm event with an allowance for climate change. The appropriate climate change allowances <u>for peak rainfall</u> should be defined using relevant Environment Agency guidance.		A0347
MiM064	Page 135	Policy DP22 Explanation Paragraph 4.199	4.199. Schemes for SuDS need to avoid causing contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should: only dispose of clean roof water into clean, uncontaminated ground; not be used for foul discharges or trade effluent; and may not be suitable within <u>are not appropriate within either Source Protection Zone 1 (inner zone) or Source Protection Zone 2 (outer zone) of groundwater sources such as wells, boreholes and springs used for public drinking water supply, as defined by the Environment Agency</u> (see also Policy DP19).	Clarification	Statement of Common Ground with Severn Trent Water
MiM065	Page 136	Policy DP23 Explanation Paragraph 4.203	Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments. Non - designated heritage assets include structures, features or deposits with archaeological interest, historic buildings (including those associated with our industrial past such as canals, warehouses and other similar structures) historic farmsteads, the historic character of the landscape as expressed in the patterns of fields and woods and includes locally derived building materials and the distinctive forms, details and design of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.	Clarification	Shropshire Council A0348
MiM066	Page 139	Policy DP24 Paragraph 3	3. Where major development is permitted in the Shropshire Hills AONB, mitigation and compensation measures to offset any residual environmental, landscape or recreational impacts will be required in line with policies DP12, DP14, DP15, DP16, DP17, DP18, DP19, and DP22 <u>and DP23</u> . These measures should be compatible with the conservation of the designated area and the	Clarification	Shropshire Council A0348

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			priorities set out in Shropshire Hills AONB Management Plan and must be demonstrably capable of being implemented to ensure that harm is minimised.		
MiM067	Page 142	Policy DP25 Explanation Paragraph 4.224	The Shropshire Place Plans are documents which bring together a range of information about a defined area, including the identified infrastructure needs of settlements and their relative priority. They are developed in collaboration with local parish and town council and infrastructure providers. They include a focus on local needs such as highways, flood defences, educational facilities, medical facilities, <u>emergency service facilities</u> , sporting and recreational facilities and open spaces. The Shropshire Local Infrastructure Plan provides a composite of the needs identified in the Place Plans with a focus on the highest priority issues, including those critical needs necessary to ensure development can happen.	Clarification	Shropshire Council A0113
MiM068	Pages 142-143	Policy DP25 Explanation Paragraph 4.225	Since 2012 the Council has operated a Community Infrastructure Levy (CIL) on new market housing development. The rates imposed on liable new development are captured in the adopted CIL Charging Schedule which applies two rates for the County: urban and rural. These rates can only be changed through a formal review of the CIL Charging Schedule. A key benefit of CIL is that funding from several developments can be pooled to support the delivery of a single piece of infrastructure in recognition of the cumulative impact of development. However, in the first instance it is expected that the use of CIL funds will be used to meet the needs of new development and should not be used to remediate any existing infrastructure constraints, except where these are exacerbated by the new development. <u>It should be noted that consistent with the national CIL Regulations (as amended), CIL funds may be passed to bodies outside the area to deliver infrastructure that will benefit the development of the area.</u>	Clarification	Shropshire Council A0662
MiM069	Page 143	Policy DP25 Explanation Paragraph 4.227	In some cases it is likely that the CIL derived from a development will be insufficient to meet the specific infrastructure needs of that proposal. In these instances the Council will consider applying additional Section 106 contributions to development where these are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development. It is expected this is	Clarification	Shropshire Council A0347

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			<u>generally</u> only likely to be necessary on larger proposals of over 50 dwellings <u>(this of course excludes the circumstances where Section 106 contributions are required for provision of affordable housing, which is separate to the CIL process)</u> . Where this is considered necessary, consideration will be given to the viability of the proposal.		
MiM070	Page 144	Policy DP26 Paragraph 2.(i)	(i) Hydropower applications should pay attention to fish stocks, migratory fish impact and normally be accompanied by; a Flood Risk Assessment (see also Policy DP21); <u>a Water Framework Directive Assessment; and geomorphological assessment.</u>	Clarification	Shropshire Council A0347
MiM071	Page 144	Policy DP26 Paragraph 2 (j)	(j) Biomass, energy from waste, biogas and anaerobic digestion proposals should also address the impact on vibration, odour, <u>bio-aerosols</u> and dust (the latter for biomass and energy from waste only). Opportunities to recover heat and power are encouraged in accordance with Policy SP3; and	Clarification	Shropshire Council A0347
MiM072	Page 145	Policy DP26 Explanation Paragraph 4.230	It is equally important to ensure that new strategic infrastructure is positively considered where it will contribute to national priorities and/or locally identified requirements and this contribution outweighs any potential adverse impacts. Such infrastructure has the potential to support to the sustainability of communities in Shropshire in the same way as as existing strategic infrastructure	Correction	Shropshire Council
MiM073	Page 146	Policy DP26 Explanation Paragraph 4.236	The National Planning Policy Framework (February 2019) states that applications for new wind energy development involving one or more turbines should not be considered acceptable unless they are in an area identified as suitable for wind energy development in the development plan (this can be either the Local Plan or a Neighbourhood Plan). This Local Plan does not identify such areas, but Neighbourhood Plans are encouraged to do so. <u>Where one or more wind turbines are proposed in an area identified within a Neighbourhood Plan, consistent with the National Planning Practice Guidance on Renewable and Low Carbon Energy, risks to safety must be assessed and appropriately mitigated.</u>	Clarification	Shropshire Council A0600

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MiM074	Page 147	Policy DP27 Paragraph 1	Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, <u>service delivery, social inclusion,</u> community safety <u>and individual health, well-being and quality of life.</u>	Clarification	Shropshire Council
MiM075	Page 147	Policy DP27 Paragraph 3 (a)	Gigabit-capable broadband infrastructure using 'fibre to the premises' technology wherever practical, recognising that provision in residential developments of less than 10 dwellings or small-scale employment developments may be subject to viability constraints affecting the development; OR <u>or</u>	Correction	Shropshire Council
MiM076	Page 148	Policy DP27 Explanation Paragraph 4.237	Delivering high quality, digital infrastructure that meets the needs of businesses and communities is a key priority within Shropshire's Economic Growth Strategy. This recognises that the provision of the best available digital connectivity is also an essential utility for businesses, communities <u>and individuals.</u> The intention is to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers, <u>service providers</u> and residents, supports how they choose to work, <u>operate</u> and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.	Clarification	Shropshire Council
MiM077	Page 148	Policy DP27 Explanation Paragraph 4.238	This connectivity is an essential utility and should be provided to communities as a means to support their quality of life, to facilitate social inclusion and to reduce the need to travel to access work, services and leisure opportunities. This connectivity should now be provided as an integral component of new development to secure the long-term social and economic vitality and viability of Shropshire's communities. Shropshire Council recognises the need to balance the delivery of the best available connectivity to high-quality communications infrastructure with the viability of new development proposals within any relevant 'cost cap' per dwelling for connections <u>access</u> to electronic communication; network connections.	Correction	Shropshire Council
MiM078	Page 148	Policy DP27 Explanation Paragraph 4.239	The provision of new digital infrastructure and gigabit-capable access will support agile working, a reduction in commuting and the growth of smart home technology to enable businesses, communities <u>and individuals</u> to contribute	Correction	Shropshire Council

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			towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.		
MiM079	Page 150	Policy DP28 Paragraph 1	1. Shropshire will continue to be an attractive place to live and work by improving its communications and transport networks and supporting the infrastructure and services to widen travel and transport choices. <u>This will</u> and to improve connectivity and accessibility whilst moving towards reduced car dependency and managing the impacts of transport movements on communities and our environment. <u>As such, unless agreed otherwise with Shropshire Council, a Transport Assessment will be undertaken for relevant site allocations in this Local Plan, the scope of which will be agreed through site specific pre-application consultation with Highways England.</u>	Clarification	Shropshire Council A0482
MiM080	Page 150	Policy DP28 Paragraph 3 (b)	a. Protection, extension or improvement of footways, cycleways, public rights of way, <u>canal towpaths</u> and bridleways for active travel and canals to provide local transport routes to home, work, services and <u>for access to the canal network for tourism,</u> leisure <u>and recreation</u> ;	Clarification	Shropshire Council A0402
MiM081	Page 150	Policy DP28 Paragraph 3 (c)	c. Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes to that provide accessible, affordable and responsive transport choices;	Clarification	Shropshire Council
MiM082	Page 151	Policy DP28 Explanation Paragraph 4.248	It will be important to locate new development on transport networks where travel needs are met; to make alternative modes of travel accessible and affordable and to provide access to new technologies that to remove the need to travel or to change the environmental impacts of our travel behaviour. It will also be important to move towards a zero carbon economy combined with the solutions offered by investment in <u>new</u> travel and transport technologies. <u>This may also</u> to bring forward greater consumer <u>choice</u> choices in sustainable travel and transport services similar to the expanding markets in communications and entertainment services.	Clarification	Shropshire Council
MiM083	Page 151	Policy DP28	Key objectives are to reduce our dependency on private motor vehicles and fossil fuels by using 'active' travel opportunities by walking, 'wheeling' (using all	Clarification	Shropshire Council

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		Explanation Paragraph 4.249	forms of mobility devices or aids especially for the very young and the very old) or cycling wherever possible before using public transport or 'shared' vehicles and before using private vehicles.		
MiM084	Page 151	Policy DP28 Explanation Paragraph 4.251	This will require the delivery of infrastructure for broadband, mobile and fixed wireless networks to remove the need to travel. This infrastructure investment will support the decision pathway in the Hierarchy of Sustainable Transport. <u>This</u> and will help to reduce or avoid adverse impacts on our landscape, townscape and natural and historic environment as well as reducing the effects of our travel patterns on the qualities of our air, rivers, seas, atmosphere and climate.	Clarification	Shropshire Council
MiM085	Page 151	Policy DP28 Explanation Paragraph 4.253	Local travel options play an essential role in influencing travel behaviour including footways, cycleways (including the National Cycle Network), public rights of way, bridleways and the canal network especially within or close to settlements. These strategic and local networks will be protected and enhanced as important local routes through Shropshire. These provide alternative modes of travel for local communities and for tourism and leisure, improve the permeability of neighbourhoods and accessibility to employment and key services. It is important to recognise that walking, wheeling (using mobility devices or aids) and cycling contribute to the health, wellbeing, accessibility and quality of life for many people in our communities.	Correction	Shropshire Council
MiM086	Page 152	Policy DP28 Explanation Paragraph 4.254	Passenger transport services reduce the cumulative effects of individual travel choices by helping to lower congestion, improve air quality and mitigate other impacts. The Local Transport Plan identifies the importance of public transport networks and service improvements and seeks to support supports less accessible communities.	Clarification	Shropshire Council
MiM087	Page 160	Policy DP31 Explanation Paragraph 4.275	Where <u>mineral working and subsequent</u> restoration proposals fall within a designated Ministry of Defence safeguarding zone, <u>it will be necessary for the applicant to provide and agree bird hazard management plans for the extraction, restoration, and post restoration phases.</u> Care should be taken	Clarification	Shropshire Council A0600

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			to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.		
MiM088	Page 161	Policy DP32 Paragraph 2 (a)	2a. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where <u>odour, dust and</u> bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;	Clarification	Shropshire Council A0347
MiM089	Page 162	Policy DP32 Explanation Paragraph 4.280	<u>Where a P</u> planning applications for waste management activities <u>would also require an environmental permit from the Environment Agency, the Environment Agency encourages pre-application discussions and Shropshire Council encourage twin tracking of the environmental permit and planning applications. These applications</u> should provide an appropriate level of detail to inform a reasonable degree of certainty on the planning application and to ensure the principle of the development and use of the land is acceptable with cross reference to permitting constraints. Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage the relevant impacts. Further guidance is available from the Environment Agency.	Clarification	Shropshire Council A0347
MiM090	Page 163	Policy DP33 Paragraph 2 (a)	2a. Comply with relevant water management and water resource protection policy requirements <u>in accordance with Policy DP19;</u>	Clarification	Shropshire Council A0347
MiM091	Page 167	Policy S1.1 Schedule S1.1(i) Site ALB017 & ALB021 2 nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM092	Page 167	Policy S1.1	To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern and southern vehicular,	Clarification	Shropshire Council

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		Schedule S1.1(i) Site ALB017 & ALB021 5th paragraph	cyclist and pedestrian connection <u>and any other appropriate cyclist and pedestrian links</u> into the saved SAMDev Allocation ALB002.		A0357
MiM093	Page 171	Policy S2.1 Paragraph 2	2. The Plan HRA identifies that development in Bishop’s Castle is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Mitigation measures will <u>also</u> be also required to remove any adverse effect from increased recreational pressures, arising from development in Bishop’s Castle, on the integrity of the Stiperstones and Hollies SAC in accordance with Polices DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Correction	Shropshire Council
MiM094	Page 171	Policy S2.1 Paragraph 4	4. New residential development will primarily be delivered through the saved SAMDev residential allocation and any residential development allocated within the Bishops Castle Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Bishop’s Castle development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Bishop’s Castle Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent <u>with relevant policies of this Local Plan and</u> the Bishops Castle Neighbourhood Plan and relevant policies of this Local Plan.	Correction	Shropshire Council
MiM095	Page 172	Policy S2.1 Explanation Paragraph 5.25	Bishop’s Castle is located within the catchment of the r R iver Clun. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The Habitat Regulation Assessment (HRA) for this Local Plan shows that development in the r R iver Clun e C atchment is likely to have an adverse effect on the River Clun SAC. There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period.	Correction	Shropshire Council

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MiM096	Page 173	Policy S2.2 Paragraph 6	6. The Plan HRA identifies that development in Bucknell, and Clun and Worthen and Breckton is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies.	Correction	Shropshire Council
MiM097	Page 174	Policy S2.2 Schedule S2.2(i) Site BKL008a 2 nd paragraph	The gateway feature is to be formed by the provision of a suitable and safe highway access with appropriate visibility onto the B4367, and highway Highway drainage to should help address surface water flooding, provision of a footway along the site frontage with an appropriate road crossing to should link to the wider pedestrian network and bus stop to the north, repositioning ing the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell.	Clarification	Shropshire Council
MiM098	Page 175	Policy S2.2 Schedule S2.2(i) Site CHR002 3 rd paragraph	A continuous footway should be provided along site sites the road frontage to the site and into the village.	Clarification	Shropshire Council
MiM099	Page 176	Policy S2.2 Schedule S2.2(i) Site WBR007 & WBR008 6 th paragraph	The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network Network . Flood and water management measures must not displace water elsewhere.	Correction	Shropshire Council
MiM100	Page 176	Policy S2.2 Schedule S2.2(i) Site WBR010 2 nd paragraph	The site will provide a substantial pedestrian footway along its road frontage and an appropriate crossing of the B4386 linking this footway to that to the footway north of the road.	Clarification	Shropshire Council
MiM101	Page 178	Policy S2.4 Explanation Paragraph 5.34	Appendix 5 of the Local Plan provides s information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local	Correction	Shropshire Council

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			Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.		
MiM102	Page 178	Policy S2.4 Explanation Paragraph 5.35	Bucknell is located on the southern border of Shropshire, where the B4367 passes into Herefordshire to join the A4113 before it quickly passes over the Welsh Border into Powys and links to the adjacent principal town of Knighton. Bucknell is an important service centre for local communities in the surrounding rural areas of these three Counties. Bucknell's significance is also enhanced by its operational rail station linking with other rural stations in Shropshire <u>and with the main line to Manchester, Birmingham and Cardiff at Craven Arms and, via Knighton in Powys with stations to Swansea</u> the principal station at Knighton.	Clarification	Shropshire Council A0521
MiM103	Page 178	Policy S2.4 Explanation Paragraph 5.36	The provision of land for development in Bucknell is affected by the centre, <u>north</u> and west of the village being within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), the presence of the Conservation Area with its former castle site at the historic core of the village and the importance of areas of open land within the village to the established character of the settlement.	Clarification	Shropshire Council A0521
MiM104	Page 179	Policy S2.4 Explanation Paragraph 5.37	As a Community Hub in the SAMDev Plan, Bucknell already provides planned development on an existing allocation (BUCK001) comprising a mixed housing and employment redevelopment on a largely redundant brownfield site at the southern edge of the village. <u>The village community has expressed its support for the proposal to clear and redevelop site BUCK001 as a gateway addition to the village, melding into the topography of the site and avoiding any impacts on the AONB.</u> Although development has been delayed at BUCK001 to protect the Special Area for Conservation in the River Clun, from rising phosphate levels, there is a need to continue to support the sustainable growth of Bucknell.	Clarification	Shropshire Council A0521
MiM105	Page 179	Policy S2.4 Explanation Paragraph 5.38	The strategy for Bucknell is to meet the needs of the local communities whilst recognising its landscape and historic significance by extending the village <u>onto site BKL008a into the countryside</u> to the east into the countryside away from the AONB and Conservation Area <u>and developing this site to the south of the</u>	Clarification	Shropshire Council A0521

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			B4367 away from the AONB. The release of part of this larger greenfield land parcel at BKL008a, adjoining the contemporary Redlake Meadow development, will permit new housing to be delivered quickly when issues affecting development in the River Clun catchment are resolved. Bucknell will also make a small allowance for windfall development in the remainder of the village.		
MiM106	Page 179	Policy S2.4 Explanation Paragraph 5.43	As a Community Hub in the SAMDev Plan, Clun already provides planned development on an existing allocation (CLUN002) at Turnpike Meadow, in the east of the town. Although development has been delayed here to protect the Special Area for Conservation in the River Clun, there is a need to continue to support the potential for <u>the</u> sustainable growth of Clun.	Correction	Shropshire Council
MiM107	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 2nd paragraph	The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before <u>granting</u> any planning application for development of the site.	Clarification	Shropshire Council A0609
MiM108	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 13 th paragraph	Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. <u>If it is not possible to provide sufficient on-site open space, including playing fields, appropriate off-site provision will be required. In accordance with Policy DP15, open space, including playing fields, will be managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MiM109	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 15 th paragraph	<u>Any planning application will be accompanied by a heritage assessment, including an archaeological assessment where necessary. This will inform the site design and layout which</u> will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings <u>heritage assets</u> will be retained. Green infrastructure will create <u>safeguard</u> appropriate settings for identified heritage assets	Clarification	Shropshire Council A0348 A0609

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MiM110	Page 185	Policy S3.1 Schedule S3.1(ii) Site P58a 1 st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service uses that would improve the self-containment of the larger employment area. The development of employment generating uses</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MiM111	Page 185	Policy S3.1 Schedule S3.1(ii) Site STC002 1 st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service uses that would improve the self-containment of the larger employment area. The development of employment generating uses</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MiM112	Page 187	Policy S3.1 Explanation Paragraph 5.57	Development of this site will make a significant contribution to the housing and employment needs of the town and comply with the principles of a 'garden village'. Importantly, the development will be informed by a vision, design code and masterplan which will be adopted as a Supplementary Planning Document by Shropshire Council. Appendix 6 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.	Correction	Shropshire Council
MiM113	Page 196	Policy S5.1 Paragraph 2	2. Church Stretton will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, providing ef around 200 dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.	Correction	Shropshire Council
MiM114	Page 202	Policy S7.4 Paragraph 2	2. Craven Arms will contribute to the strategic growth objectives in the south of the County, delivering around 500 dwellings and making available around 15 hectares of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, allowing existing businesses to expand and <u>to</u>	Correction	Shropshire Council

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			attract new businesses into the town. Development of saved allocations will be in accordance with the <u>development</u> guidelines and the site provision figures and all relevant policies of this Local Plan.		
MiM115	Page 202	Policy S7.4 Paragraph 3	3. Residential development will be delivered through the saved allocations comprising greenfield and brownfield sites shown in Appendix 2 and on the Policies Map. These sites will deliver around 325 dwellings along with current commitments. The residential allocations comprise two groups on Watling Street to the west of the town. To the north <u>end of Watling Street</u> are two sites located at Greenfield Road (CRAV003 and CRAV009). To the south <u>end of Watling Street</u> are three sites extending from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). The saved allocations also include land at Newington Farmstead (CRAV030) for key worker accommodation for the proposed new abattoir.	Clarification	Shropshire Council
MiM116	Page 203	Policy S7.1 Explanation Paragraph 5.101	The relocation of EQL to its new site 8ha site, to be known as Newington Food Park Farm , is the key proposal for the growth and regeneration of Craven Arms and its local economy. Newington Food Park will provide a new strategic junction onto the A49 to accommodate the modern abattoir and processing complex. <u>This is expected to expand through</u> with the subsequent addition of further 'value-added' processing operations to increase production and diversify the business enterprise. This new abattoir will be located to the north of the town and developed over time, providing new cold storage warehousing, HGV delivery and distribution facilities, <u>further product lines</u> , car parking and facilities for employees and visitors and <u>with</u> appropriate bio-security measures.	Clarification	Shropshire Council
MiM117	Page 203	Policy S7.1 Explanation Paragraph 5.103	The allocated site for Phase 2 of Craven Arms Business Park is separated from the A49 by the Shrewsbury to Cardiff rail line and the Long Lane level crossing. This is the proposed location for an automated level crossing with longer closure times likely to affect the functioning of the A49 at its junction with Long Lane. It is a further objective of the strategy for Craven Arms, that that the strategic junction on the A49 should facilitate a new northern highway linking the A49 trunk road to the proposed <u>employment</u> developments on Long Lane (north) and also to <u>the</u>	Clarification	Shropshire Council

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			<u>proposed residential developments on</u> Watling Street (west) to improve communications in the town.		
MiM118	Page 204	Policy S7.3 Paragraph 2	2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent <u>with</u> Community Cluster Policy SP9 and other relevant policies of this Local Plan.	Correction	Shropshire Council
MiM119	Page 205	Policy S7.4 Explanation Paragraph 5.111	Re-number existing paragraph 5.444 to <u>5.112</u> and amend to read: The rest of the <u>Craven Arms</u> Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.	Correction	Shropshire Council
MiM120	Page 207	Policy S8.1 Schedule S8.1(i) Site ELL005 & ELL008 & ELL033 3 rd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM121	Page 211	Policy S9.1 Schedule S9.1(i) Site HNN016 3 rd paragraph	<u>Any planning application will be accompanied by a heritage assessment, This will inform the S</u> site design and layout <u>which</u> will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House	Clarification	Shropshire Council A0348
MiM122	Page 212	Policy S9.1 Schedule S9.1(i) Site HNN016 5 th paragraph	A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced. <u>All necessary highway improvements will be undertaken, informed by an appropriate Transport Assessment.</u>	Clarification	Shropshire Council A0101

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MiM123	Page 214	Policy S10.1 Paragraph 3	3. Ludlow will contribute to the strategic growth objectives in the south of the County to deliver around 1,000 dwellings and around 11ha of employment land <u>development</u> . New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand. Development of site allocations will be in accordance with the development guidelines and approximate site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council
MiM124	Page 214	Policy S10.1 Paragraph 4	4. New residential development will primarily be delivered through the saved SAMDev mixed use and residential allocations in Appendix 2 and Local Plan residential allocations in Schedule S10.1(i). This will be complemented by appropriate windfall residential development within the Ludlow development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. New residential development will also be delivered on appropriate cross-subsidy and exception development <u>sites</u> , where it it <u>this</u> is consistent with relevant policies of this Local Plan.	Correction	Shropshire Council
MiM125	Page 214	Policy S10.1 Paragraph 5	5. To foster economic development and to deliver balanced growth, new employment development will be delivered through the saved SAMDev employment allocations in Appendix 2, the Local Plan employment allocation in Schedule S10.1(ii) and appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan. The existing employment areas in <u>in</u> Ludlow are safeguarded for employment use in accordance with Policy SP13 of this Local Plan.	Correction	Shropshire Council
MiM126	Page 215	Policy S10.1 Schedule S10.1(ii) Site LUD056 2 nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MiM127	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052	Any other necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification – Division of guideline into	Shropshire Council A0482

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		4 th paragraph	Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Site design to allow passage, foraging and habitat for species and improve green infrastructure around the town. Structural planting to screen buildings from distant views and reduce impacts of development on the landscape.	two separate points.	
MiM128	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052 5 th paragraph	A proportionate Heritage Impact Assessment (HIA) will be needed to consider cumulative impacts on the significance of the heritage assets in the historic town (west) including their settings, and the significance of the scheduled monument Caynham Camp (east), including its setting. The findings of the HIA should be taken into account in the design of the development <u>and should pay particular attention to building height, layout and materials</u>	Clarification	Shropshire Council A0348
MiM129	Page 217	Policy S10.1 Schedule S10.1(ii) Site LUD052 7 th paragraph	The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited ' <u>ancillary</u> ' service provision in the development should be considered to serve the employment uses.	Clarification	Shropshire Council
MiM130	Page 218	Policy S10.1 Explanation Paragraph 5.139	Key infrastructure issues in Ludlow comprise: W water treatment capacity; the need for additional primary school provision; further affordable housing; local infrastructure investment including sport, recreation and leisure and improvements to tourism infrastructure to promote Ludlow as an important tourist destination with international renown for quality, local food and drink.	Correction	Shropshire Council
MiM131	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR002 New paragraph	Insert at end of development guidelines: <u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MiM132	Page 220	Policy S10.2 Schedule S10.2(i)	Open space to the north west will contain an area of potential ground contamination requiring further investigation (north-west), <u>this area will</u> provide	Correction to remove repeat	Shropshire Council

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		Site BUR004 5 th paragraph	amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor.	and clarification of text	
MiM133	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 8 th paragraph	A456 will provide direct highway access with appropriate and suitably located junction and with footway and cycleway access to Boraston Drive to facilitate active travel to local services. Site will also benefit from existing footway along A458 <u>A456</u> with improvements, highway drainage and re-positioning of 30mph speed restriction to the east, with traffic calming measures.	Correction	Shropshire Council
MiM134	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 9 th paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM135	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 New paragraph	Insert at end of development guidelines: <u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MiM136	Page 222	Policy S10.4 Explanation Paragraph 5.140	Burford is one of two Community Hubs in the Ludlow Place Plan Area and was designated as a Community Hub in the SAMDev Plan (2015). Burford is located to the east of the A49 Trunk Road into Herefordshire, on the A456 to Kidderminster (Worcestershire). The town sits at the junction of the A4112 at the Teme Bridge crossing of the River Teme (SSSI), into Tenbury Wells (Worcestershire) <u>and linking to the town of Leominster (Herefordshire).</u>	Clarification	Shropshire Council
MiM137	Page 222	Policy S10.4 Explanation Paragraph 5.141	Burford is an important service centre for local communities in Shropshire and in the surrounding rural areas of the neighbouring Counties. Burford functions as an extension of the larger town of Tenbury Wells and their combined services gives Burford the largest range of services of any Community Hubs in Shropshire. The particular contributions made by Burford are the availability of employment on the Upper / Lower Teme Business Parks including the branded	Clarification	Shropshire Council

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			Kerry Foods factory and the hospital and fire station funded by Worcestershire authorities. Although the role and function of Burford, in combination with Tenbury Wells is significant, the town has yet to deliver a scale of development commensurate with its status. The SAMDev Plan only provided for infilling and conversion development and developers were <u>initially</u> reluctant to make available any new allocated sites in the Local Plan.		
MiM138	Page 223	Policy S10.4 Explanation Paragraph 5.143	Clee Hill is the other Community Hub in the Ludlow Place Plan Area and was first identified as a Community Hub in the SAMDev Plan (2015). The village lies in the uplands of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) on the moors below the heights of Titterstone Clee Hill (533 metres / 1,749 feet) where it provides a key link south to Worcestershire and Herefordshire. The highest and most sensitive design standards will be sought for all forms of new development in Clee Hill to minimise any adverse effects on the environment, landscape and recreational opportunities in the AONB in line with Policies DP12, DP14, DP15, DP16, and DP17 <u>and DP24</u> . Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.	Correction	Shropshire Council
MiM139	Page 223	Policy S10.4 Explanation Paragraph 5.146	Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of <u>Clee Hill's</u> Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.	Correction	Shropshire Council
MiM140	Page 225	Policy S11.1 Paragraph 3	3. The relocation of Market Drayton Sports facilities from its current site on Greenfields Lane to land at Longford Turning, identified on the Policies Map, to enable the delivery of new facilities to at least equitable standard , <u>quantity and quality</u> , is a central objective of the Strategy. Housing development (MDR39 and MDR43) has been identified specifically to support and enable the delivery of the relocation through the provision of an appropriate vehicular access into the site. Should the relocation of the sports facilities to land at Longford Turning prove to be unviable , appropriate consideration will be given to alternative sites	Clarification	Shropshire Council A0124

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			on land adjoining the A53 to deliver the proposed relocation, where this meets the requirements of other relevant policies of the Local Plan, and would offer a viable opportunity to support effective pedestrian and cycling movements with the rest of the town. In this scenario the Council will positively consider the release of further land for residential development outside the defined development boundary where this can be clearly shown to provide cross-subsidy support for the proposed relocation.		
MiM141	Page 225	Policy S11.1 Paragraph 4	4. Whilst land is not specifically allocated for this purpose, it is recognised there may be opportunities to deliver a marina and related uses on land at Victoria Farm. Any future proposal for the development of a marina must be in line with the requirements of Policy DP10. Further to Policy SP7, consideration will be given to the need for additional market residential development outside the town's development boundary where this is clearly and demonstrably linked to the delivery of a marina at Victoria Farm, and where it would be required to ensure the delivery of the marina within an early phase of development.- In this instance, proposals will need to meet all other relevant Local Plan policies and in particular show how there is sufficient infrastructure capacity to accommodate the scheme. Any proposal for a marina and related uses in this location must not have a significant adverse impact on Market Drayton Town Centre.	Correction to remove double ..	Shropshire Council
MiM142	Page 226	Policy S11.1 Schedule S11.1(i) Site MDR012 2 nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's overall sustainability.	Clarification	Shropshire Council A0378 A0402
MiM143	Page 227	Policy S11.1 Schedule S11.1(i) Site MDR034 2 nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's sustainability.	Clarification	Shropshire Council A0378 A0402
MiM144	Page 229	Policy S11.1 Explanation	In seeking to utilise the town's proximity to the Shropshire Union Canal, the development of a marina is another key objective for the town, in recognition of	Clarification and Correction to	Shropshire Council

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		Paragraph 5.155	the economic and social benefits this could bring. Whilst the specific allocation of marina development in Local Plans are generally not supported by the Canals and Rivers Trust, it is considered that in principle land at Victoria Farm is <u>may be</u> capable of delivering such a use alongside related uses. In seeking to support a supportive approach to delivery, and in recognition that there may be a need for development to cross-subsidise such a development, Policy S11.1 sets out the issues the Council will consider should a marina proposal become a reality.	reflect the accurate name of the organisation	A0402
MiM145	Page 231	Policy S11.2 Schedule S11.2(i) Site HHH001 & HHH014 3 rd paragraph	Site design and layout will be of a high quality, incorporate well designed landscape and amenity space, and positively respond to its location. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Hodnet Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. <u>Such recommendations may include good quality timber joinery detailing and a palate of materials informed by, and in keeping with, the local vernacular.</u>	Clarification	Shropshire Council A0348
MiM146	Page 243	Policy S14.1 New paragraph and renumber paragraphs 7 and 8	<p><u>7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Oswestry and Park Hall on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Polices</u> Error! Reference source not found., Error! Reference source not found. <u>and</u> Error! Reference source not found.. <u>Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</u></p> <p>78. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> <p>89. The emerging Oswestry Transit Corridor Study will provide further guidance with regard to the relationship between Gobowen and Oswestry. This document will indicate the type of infrastructure sought to increase the linkages between</p>	Clarification	Shropshire Council

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			the two settlements, including the type of transport to be promoted and funded through a phased approach		
MiM147	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 1 st paragraph	A comprehensive development should be undertaken. Design and layout <u>will need to reflect the existing housing development to the south and</u> should also <u>allow for</u> appropriate vehicular, cyclist and pedestrian movement through the components of the site and to the hospital and college.	Clarification	Shropshire Council
MiM148	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 2 nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM149	Page 245	Policy S14.1 Explanation Paragraph 5.193	Due to the limitations surrounding Oswestry for development, no housing allocations have been made in the town as part of this Local Plan Review. Oswestry's housing requirement is therefore allocated in Park Hall to the north-east. It is acknowledged that Oswestry has a strong need for affordable and specialist dwelling types, and therefore suitable sites are encouraged for affordable exception and cross-subsidy schemes to help meet the unmet need, rather than assign very small housing allocations. Further growth of the town is therefore expected to come through appropriate windfall sites in addition to previously adopted allocations. <u>The need for a comprehensive approach to the development of the Park Hall allocations, across the different land</u>	Clarification	Shropshire Council

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			<u>parcels and ownerships, will ensure that appropriate vehicular and pedestrian access links are made between each land parcel and identify appropriate phasing, and that an appropriate flood alleviation schemes are developed from the outset and not in a piecemeal manner.</u>		
MiM150	Page 246	Policy S14.2 Paragraph 1 (Community Hub Settlements)	Trefonen - Around 55 35 dwellings	Consistency	Shropshire Council A0605
MiM151	Page 246	Policy S14.2 Paragraph 2	2. Within each Community Hub, new residential development will be delivered through any identified saved SAMDev residential allocations, any identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy DP7 and other relevant policies of this Local Plan.	Correction of policy name.	Shropshire Council
MiM152	Page 246	Policy S14.2 Paragraph 6	6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure and water quality and quantity arising from development in Llanymynech and Pant on the integrity of the Montgomery Canal SAC in accordance with Polices Error! Reference source not found. , Error! Reference source not found. and Error! Reference source not found. . <u>Mitigation measures will be required to remove any adverse effect from light pollution arising from development in Llanymynech and Pant on the integrity of the Tanat and Vyrnwy Bat Sites SAC in accordance with Polices</u> Error! Reference source not found. , Error! Reference source not found. <u>and DP18.</u> Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ruyton XI Towns, St Martins, West Felton and Whittington on the integrity of the Cole Mere Ramsar site in accordance with Polices Error! Reference source not found. , Error! Reference source not found. and Error! Reference source not found. .	Clarification	Shropshire Council

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			<u>Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Western Rhyn, St Martins, Gobowen, Whittington and Trefonen on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Polices</u> Error! Reference source not found., <u>Error! Reference source not found. and Error! Reference source not found.</u> Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Weston Rhyn on the integrity of the River Dee SAC. Mitigation measures for recreational impacts, water quality and quantity and light pollution are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.		
MiM153	Page 247	Policy S14.2 Schedule S14.2(i) Site KCK009 2nd paragraph	A proportionate Heritage Impact Assessment <u>including an archaeological assessment (desk based with field work as necessary)</u> should be carried out <u>prior to a planning application</u> and its recommendations taken into account <u>particularly</u> with respect to the impact of development on the significance of the Knockin Conservation Area and its setting- <u>and non-designated archaeological features. The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment.</u>	Clarification	Shropshire Council A0348
MiM154	Page 247	Policy S14.2 Schedule S14.2(i) Site LYH007 1 st paragraph	Access to be provided through Barley Meadows. Any necessary improvements to the local and strategic road network, including drainage, will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM155	Page 248	Policy S14.2 Schedule S14.2(i) Site LYH007 2 nd paragraph	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Llanymynech Conservation Area and its setting. <u>The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment and include a well-designed buffer along the canal frontage.</u>	Clarification	Shropshire Council A0348
MiM156	Page 248	Policy S14.2	Subject to appropriate vehicular access being demonstrated. Any necessary improvements to the local and strategic road network will also be undertaken,	Clarification	Shropshire Council

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		Schedule S14.2(i) Site PYC021 1 st paragraph	informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).		A0482
MiM157	Page 249	Policy S14.2 Schedule S14.2(i) Site SMH031 4 th paragraph	The site is crossed by a utility sewer , therefore protection measures in the form of an easement width or a diversion of the pipe <u>utility</u> would likely be required which may impact upon the housing density achievable on site. An assessment of the Sewage Pumping Station (SPS) would need to be undertaken to establish whether improvements are required.	Clarification	Shropshire Council A0583
MiM158	Page 251	Policy S14.2 Schedule S14.2(i) Site WHN024 2nd paragraph	A proportionate Heritage Impact Assessment <u>including an archaeological assessment (desk based with field work as necessary)</u> should be carried out and its recommendations taken into account <u>particularly</u> with respect to the impact of development on the significance of the Whittington Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site.	Clarification	Shropshire Council A0348
MiM159	Page 254	Policy S15.1 Paragraph 1	1. Shifnal will fulfil its role as a Key Centre and the largest settlement in the north of the Shropshire Green Belt. Shifnal will be the focus for investment, employment, housing and <u>other developments</u> on the M54/A5 Strategic Corridor through Shropshire with access to Junctions 4 and 3 with proximity to Wolverhampton and the i54 major investment site.	Clarification	Shropshire Council
MiM160	Page 254	Policy S15.1 Paragraph 3	3. Shifnal is inset into the Green Belt and planned development will only occur within the development boundary shown on the Policies Map. Development in the Green Belt which is 'appropriate' or which may be permitted in 'very special circumstances' will be considered in accordance with national and local Green Belt policies that specify appropriate land uses and the acceptable <u>'very special'</u> circumstances for such development.	Correction for consistency	Shropshire Council
MiM161	Page 256	Policy S15.1 Schedule S15.1(i) Site SHF013 4 th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482

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MiM162	Page 256	Policy S15.1 Schedule S15.1(i) Site SHF013 8 th paragraph	Site will incorporate appropriate sustainable drainage, informed by sustainable drainage strategy focusing on central north-south ditch through the site. Any residual surface water flood risk to be managed by excluding built development from the affected areas of the site and providing a SuDS to form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	Correction	Shropshire Council
MiM163	Page 257	Policy S15.1 Schedule S15.1(i) Site SHF015 & SHF029 3 rd paragraph	Highway junction to be situated at northern point on A454 A464 frontage to provide safe junction with good visibility. Highway junction to have adequate highway drainage, speed restrictions to be moved beyond the junction with traffic calming to create a visible and safe gateway into Shifnal. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services.	Correction	Shropshire Council
MiM164	Page 257	Policy S15.1 Schedule S15.1(i) Site SHF015 & SHF029 7 th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM165	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 6 th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM166	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 8 th paragraph	Revells Rough to be protected and buffered by both developments with conservation and enhancement of the woodland through development of SHF023 by the controlling owner. Consideration to be given to <u>resolving</u> the physical separation of sites SHF022 and SHF023 from safeguarded land to the north due to highway capacity constraints on Lamledge Lane with its restricted viaduct over the rail line.	Clarification	Shropshire Council

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MiM167	Page 259 - 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023	Sites SHF022 and SHF023 to incorporate appropriate inter-related sustainable drainage, informed by sustainable drainage strategy particularly on the lower lying SHF023. Any residual surface water flood risk to be managed by excluding development from this area to provide SuDS to form part of Green Infrastructure a <u>Network</u> . Flood and water management measures must not displace water elsewhere particularly from one site into the other.	Correction	Shropshire Council
MiM168	Page 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 12 th paragraph	Site SHF023 to provide a stronger <u>boundary</u> to the urban area of Shifnal to properly define the Green Belt boundary.	Correction	Shropshire Council
MiM169	Page 260	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 5 th paragraph	The development of this site will be in accordance with a masterplan and design code prepared in consultation with the public, <u>Highways England</u> and Shropshire Council. This will represent a significant material planning consideration for any planning application for development of the site. A construction management plan will be prepared to inform the development of the site.	Clarification	Shropshire Council
MiM170	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 8 th paragraph	Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the local and strategic road network, including M54 Junction 3 and the A41/Stanton Road junction, this will be informed by consultation with Highways England . All necessary improvements to the local and strategic road network will be undertaken.	Clarification	Shropshire Council A0482
MiM171	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 9 th paragraph	Sites SHF 0 18b and SHF 0 18d will share a principal access from Stanton Road to serve the employment area and Upton Lane to the viaduct bridge at the rail line will be improved and modified to form the primary distributor road serving the site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development.	Correction	Shropshire Council
MiM172	Page 261	Policy S15.1 Schedule	Appropriate public transport links including bus services into Shifnal town should be provided linking to parking facilities on the site to support wider use including	Correction	Shropshire Council

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		S15.1(ii) Site SHF018b & SHF018d 11 th paragraph	the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride <u>Demand Responsive Transport</u> service should be investigated in partnership with appropriate local community groups and bus operators.		A0621
MiM173	Page 262	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 15 th paragraph	These areas will form part of the Green Infrastructure n <u>Network</u> . The SuDS infrastructure t of the site will be designed and landscaped with a 'parkland' character as part of the Green Infrastructure providing public access as compensatory provision for releasing land from the Green Belt. This will form a strong boundary to the Green Belt along with the adjoining woodland.	Correction	Shropshire Council
MiM174	Page 262	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 18 th paragraph	Historic field patterns and hedgerows will be retained within the Green Infrastructure n <u>Network</u> forming part of the grain of the development. Any removal of trees or hedgerows will be replaced as part of the structural planting for the employment area.	Correction	Shropshire Council
MiM175	Page 268	Policy S16.1 Paragraph 7	7. The delivery of the North West Relief Road (NWRR) is supported in principle, and as such the proposed line of the road is identified on the Policies Map. Development opportunities between the proposed NWRR and the Development Boundary will be guided by Policy <u>Error! Reference source not found.</u> In this area it is recognised that windfall employment proposals on appropriate sites adjoining the development boundary will be supported in principle where they meet the requirements of Policies <u>Error! Reference source not found.</u> and <u>Error! Reference source not found.</u> and where suitable vehicular access can be provided. <u>Mitigation measures may be required to remove any adverse effects on air quality or water quality or quantity and/or increased recreational impacts arising from development in northern Shrewsbury on the integrity of Hencott Pool, Midland Meres and Mosses Ramsar Site Phase 2, in accordance with Policies DP12, DP14, DP15, DP18 and DP19. Mitigation measures for air quality, water quality and quantity and recreational impacts are identified in the Plan Habitats Regulations Assessment (HRA) and supporting documents.</u>	Clarification	Shropshire Council

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MiM176	Page 270	Policy S16.1 Schedule S16.1(i) Site SHR054a	Development is subject to an appropriate vehicular access being secured from Sundorne Road, which includes the potential for access across the current Shrewsbury Club car park. In this case there is a requirement for compensatory car parking to be delivered on site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM177	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 3 rd paragraph	Appropriate vehicular access will be provided from Mytton Oak Road. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM178	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 6 th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement	Clarification	Shropshire Council A0124
MiM179	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 9 th paragraph	Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482

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MiM180	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 New paragraph	New paragraph: Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement.	Consistency and Clarification	Shropshire Council A0124
MiM181	Page 274	Policy S16.1 Schedule S16.1(i) Site SHR145 1 st paragraph	Appropriate vehicular access will be provided off Hereford Road to serve the development and the adjacent park and ride site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM182	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 6 th paragraph	A sustainable movement strategy is delivered, incorporating appropriate access from Ellesmere Road as well as the delivery of a suitable internal road network. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact);	Clarification	Shropshire Council A0482
MiM183	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 9 th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement	Clarification	Shropshire Council A0124
MiM184	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 3 rd paragraph	An appropriate vehicular access will be created from the A49 and all necessary improvements to the Local and Strategic Road Networks will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482

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MiM185	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 7 th paragraph	A heritage assessment will be required to inform the site's layout and massing, and the site must be read within the context of its <u>location within the</u> settings of <u>a number of designated heritage assets on</u> Haughmond Hill, <u>including</u> and Queen Eleanor's Bower ringwork, both Scheduled Monuments. <u>A masterplan should be prepared to guide the design of development, including building height and materials, based on the outcome of this heritage assessment.</u> The heritage assessment will also address any impact on non-designated archaeology potentially on site. <u>Any loss of, or harm to, non-designated archaeological features will be mitigated by a comprehensive excavation of the site prior to the commencement of development, the results of which should be made publicly accessible.</u>	Clarification	Shropshire Council A0348
MiM186	Page 279	Policy S16.2 Paragraph 6	6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Bayston Hill and Cross Houses on the Bomere and Shomere Pools Ramsar site and for Cross Houses on the Berrington Pool Ramsar site in accordance with Policies <u>Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found.</u> Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Baschurch on the Cole Mere Ramsar site in accordance with Policies <u>Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found.</u> and for water quality and quantity on the Fenemere Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Hanwood and Longden on Stiperstones and Hollies SAC in accordance with Policies <u>Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found.</u> Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Clarification	Shropshire Council
MiM187	Page 276	Policy S16.2 Schedule S16.2(i)	The development will incorporate an appropriate access and make any necessary improvements to the local and strategic road network, informed by	Clarification	Shropshire Council A0482

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		Site BAY039 1 st paragraph	consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).		
MiM188	Page 283	Policy S16.2 Schedule S16.2(i) Site BOM020 5 th paragraph:	Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. <u>Any development proposals should include a ball strike assessment to evaluate the risk arising from cricketing activities on the sports pitch to the south of the site. Any mitigation measures identified in the assessment should be maintained in perpetuity</u>	Clarification	Shropshire Council A0124
MiM189	Page 283	Policy S16.2 Schedule S16.2(i) Site FRD011 3 rd paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM190	Page 294	Policy S17.4 Explanation Paragraph 5.250	RAF Shawbury is <u>an important defence establishment, training students from across the UK Armed Services and international partners</u> key Royal Airforce Training Facility , adjoining Shawbury village's north-western development boundary. <u>Sales information for new development</u> in Shawbury village and within designated MOD safeguarding zones for this facility should <u>specify that ensure future occupiers are aware that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MiM191	Page 296	Policy S18.1 Schedule S18.1(i) Site WHT037 & WHT044 2nd paragraph	The site has potential for two vehicular access points; from Chester Road and Tarporley Road through the existing Mount Farm development. However, there will be no direct vehicular access connecting Chester Road and Tarporley Road, although pedestrian and cycle links through the site will be required.	Correction	Shropshire Council
MiM192	Page 300	Policy S18.2 Schedule S18.2(i) Site PPW025	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Prees Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of	Clarification	Shropshire Council A0348

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		4 th paragraph	the site, including Tudor House and associated barn. <u>The design of the new development should be comparable in scale and form to adjacent buildings within the Conservation Area, particularly with respect to layout, scale, form and materials and should include a landscape buffer to the heritage assets to the south of the site.</u>		
MiM193	Page 302	Policy S19 Paragraph 3 (d)	Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site. These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MiM194	Page 302	Policy S19 Paragraph 3 (f)	Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the local and strategic road network including the A41/A53 Tern Hill roundabout will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) . Any necessary recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout will be implemented.	Clarification	Shropshire Council A0482
MiM195	Page 304	Policy S20 Paragraph 3 (d).	d) Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site.</u>	Clarification	Shropshire Council A0124

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			<u>These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>		
MiM196	Page 304	Policy S20 Paragraph 3 (g)	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM197	Page 307	Policy S21 Paragraph 2	2. The strategic site consists of around 224ha <u>214ha</u> of land, over half of which is previously developed. The site is inset in the Green Belt, in recognition of its existing and future operational areas and requirements. However, Green Belt is retained between Cosford and Albrighton to maintain a strategic gap, in recognition of their unique identities and characteristics and the operational requirements of the Strategic Site. The location and extent of the site is identified on the Policies Map.	Correction of site area.	Shropshire Council
MiM198	Page 308	Policy S21 Paragraph 4 (f)	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MiM199	Page 308	Policy S21 Paragraph 4 (n)	Opportunities to reinforce Green Belt boundaries, reduce and mitigate impacts on the Green Belt and enhance beneficial use of the Green Belt will be included as part of any new development proposals as set out in Green Belt Policy SP11. Compensatory provision to the Green Belt will include appropriate additional planting to improve visual amenity and biodiversity and creation of linkages to green infrastructure networks and corridors beyond the site. <u>Any such provision should not impede operational activities at RAF Cosford.</u>	Clarification	Shropshire Council A0600
MiM200	Page 309	Policy S21 Explanation Paragraph 7.11	The RAF Museum Cosford is dedicated to the history of aviation and in particular the RAF. As such the museum provides an important record of our aviation and RAF history, whilst also representing a nationally significant visitor attraction. The RAF Museum Cosford also hosts the ever popular Cosford Air Show, <u>supported by the RAF Museum.</u> The RAF Museum Cosford have announced ambitious plans for a £40 million investment programme over 10 years to intensify and expand the museum site.	Correction	Shropshire Council A0600

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MiM201	Page 310	Policy S21 Explanation Paragraph 7.14	The MAAC require a new headquarters in order to combine two of their The MAAC requires a new headquarters to future proof the region's essential helicopter-led emergency services and accommodate the projected 4% annual increase in demand for the service. The co-location of facilities at this new headquarters will enable the charity to optimise all aspects of its operations, including medical, training and charitable ancillary services.							Correction – removal of part sentence.	Shropshire Council A0600	
MiM202	Page 347	Appendix 5 Schedule A5(iii) Clive Community Hub	Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance	Correction of figures to ensure consistency with Policy S17.2	Shropshire Council
							Total Residential Completions (2016/17, 2017/18 and 2018/19)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations			
			Clive	We m	40<u>30</u>	0	2	0	20	48<u>8</u>		

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			Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments					Windfall Allowance
							Total Residential Completions (2016/17, 2017/18 and 2018/19)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations			
MiM203	Page 347	Appendix 5 Schedule A5(iii) Nesscliffe Community Hub									Correction of completions / windfall allowance for Nesscliffe Community Hub	Shropshire Council
			Nesscliffe	Shrewsbury	115	11	<u>9188</u>	0	0	<u>4316</u>		
MiM204	Page 348	Appendix 6 Heading	Appendix 6: Employment Development Guidelines and Employment Land Supply							Clarification	Shropshire Council A0410	