

**Regulation 18  
Pre-Submission Draft  
Shropshire Local Plan  
2016 to 2038**

**Sustainability Appraisal and  
Site Assessment  
Environmental Report**

**July 2020**

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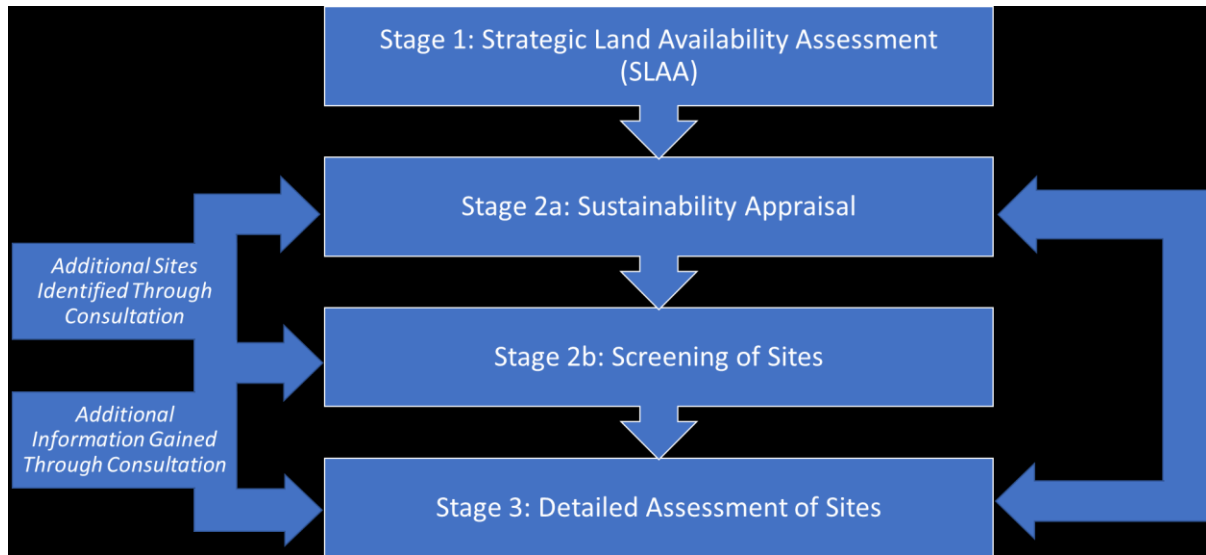
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## Chapter 1. Executive Summary

### Introduction

- 1.1 This Environmental Report explains the purpose of Sustainability Appraisal (SA) and shows how it fits in with the Strategic Environmental Assessment (SEA) process. The SEA process is similar to sustainability appraisal but has a narrower focus. It evaluates the effects that certain plans have on the environment whereas sustainability appraisal assesses the impact of plans on the environment, *plus* the economy and the community. SEA is required by a European Directive which has been translated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. The government encourages Local Authorities to combine SEA and SA into one process.
- 1.2 Carrying out a SA offers provides an opportunity to:
  - consider how a plan contributes to improvements in environmental, social and economic conditions
  - identify any significant adverse effects that a plan might have
  - amend proposals in a plan to avoid any significant adverse effects
  - propose mitigation measures to counter any remaining significant adverse effects
- 1.3 In this way, SA can help make sure that plan proposals are the most appropriate given the reasonable alternatives.
- 1.4 This Environmental Report summarises the sustainability appraisal process which was undertaken for the various stages of the Shropshire Local Plan. It gives the results of the appraisals at each Plan stage and shows how SA has influenced the preparation of policies and the allocation of sites for development. Shropshire Council carried out the SA in-house alongside the preparation of, and consultation on, the Local Plan documents.
- 1.5 This Report also includes the results of the other assessments that were carried out as part of the site allocation process. These comprise:
  - Stage 2b - Filter of sites
  - Stage 3 - Detailed assessment.
- 1.6 The SA of sites forms stage 2a in this process. Stage 1 of the process, the Strategic Land Availability Assessment (SLAA) can be found at [insert web link](#). In this way, all the information on how sites were chosen for housing or employment uses in the Plan is presented in one place. The flow chart below (Diagram 4.1) summarises the site assessment process.

**Diagram 1.1: Relationship between the site assessment and site SA process**



Site Assessment Process	
Stage 1: The Strategic Land Availability Assessment (SLAA)	Stage 1 consisted of a strategic screen and review of sites.  Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.  Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.
Stage 2a: Sustainability Appraisal	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
Stage 2b: Screening of Sites	Stage 2b consisted of a screening exercise informed by consideration of a site's availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
Stage 3: Detailed site review	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the Sustainability Appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. This stage of assessment was an iterative process.

1.7 The process of developing a method for sustainability appraisal requires an understanding of the main social, environmental and economic characteristics

of Shropshire. From these, the key issues that should be considered if new development is to take place can be determined. After this, the sustainability objectives (or questions used to assess the sustainability of the policies and the allocation of land for housing or employment uses) can be drawn up. The Key Issues and Sustainability Objectives (SO) are as follows:

### **The Key Sustainability Issues**

- Protect birds, habitats, plants, animals, designated sites, trees, woodlands, forests and biodiversity
- Recognise the value of the natural environment
- Restore biodiversity
- Enhance access to the countryside
- Enhance the natural environment
- Promote sustainable modes of transport, particularly cycling and walking
- Combat poverty
- Reduce inequalities and improve safe access to services
- Provide a wide range of good quality housing to meet the diverse needs of the community
- Encourage a strong and diverse economy
- Reduce inequalities and the number of people living in fuel poverty
- Reduce all forms of pollution
- Use the natural environment to deliver mental and physical health benefits and encourage community participation in activities that promote wellbeing
- Increase physical activity levels
- Conserve and enhance soil resources
- Protect the best and most versatile land
- Reduce water pollution levels
- Reduce flood risk
- Reduce water consumption
- Protect and enhance water quality and the condition of water resources
- Conserve and enhance air quality
- Reduce air pollution levels
- Protect people and the natural environment from air pollution
- Reduce greenhouse gas and carbon emissions
- Reduce climate change
- Promote mitigation and adaptation to climate change
- Reduce energy consumption, promote energy efficiency and increase the amount of energy from renewable sources
- Protect and conserve natural resources
- Promote better management and efficient and sustainable use of natural resources
- Reduce both the amount of waste generated and the amount sent to landfill
- Increase the re-use and recycling of materials
- Protect designated and non-designated heritage assets
- Conserve and enhance the historic environment
- Conserve and enhance landscape character
- Promote the conservation and enhancement of AONBs and other designated landscapes

- Promote landscape management

### **Sustainability Objectives**

- SO1** Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats
- SO2** Encourage a strong and sustainable economy throughout Shropshire
- SO3** Provide a sufficient amount of good quality housing which meets the needs of all sections of society.
- SO4** Promote access to services for all sections of society
- SO5** Encourage the use of sustainable means of transport
- SO6** Reduce the need of people to travel by car
- SO7** Support active and healthy communities.
- SO8** Protect and improve soil quality
- SO9** Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.
- SO10** Reduce flood risk and improve flood management
- SO11** Conserve and enhance Shropshire's air quality and reduce the risk of air pollution
- SO12** Reduce carbon dioxide emissions
- SO13** Promote adaptation and mitigation to climate change
- SO14** Promote efficient use of natural resources
- SO15** Conserve and enhance features and areas of heritage value and their setting
- SO16** Conserve and enhance landscape character and local distinctiveness

### **Stages of the Local Plan preparation process**

1.8 The Local Plan has been prepared in several stages:

- **Issues and Options:** options for the number of houses, amount of employment land and how both should be distributed in the Shropshire.
- **Preferred Options Scale and Distribution of Development:** proposed number of houses and amount of employment land in the county and the settlements where this could be allocated, plus an outline of how development could take place in the rural area (Community Hubs and Clusters)
- **Preferred Sites:** proposed sites for housing and employment uses
- **Strategic Sites:** consideration of larger (more than 25ha) sites which could be allocated for housing and/or employment.
- **Pre-Submission Draft Local Plan:** development management policies and allocated sites for housing and employment, including strategic sites/settlements

1.9 The Sustainability Objectives have been used to assess all documents published as part of the preparation of the Local Plan.

### **How the SA influenced the consideration of alternative policy options**

1.10 Table 1.1 below shows the evolution of the policies through the stages of the Plan and the significant positive and negative effects on the Sustainability Objectives.



**Table 1.1 How significant effects identified by the SA have influenced Local Plan policies**

Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
Housing Requirement Option 1: Moderate Growth	None	None	Housing Requirement	SO3 SO4	None	SP2.Strategic Approach	SO2 SO3	None
Housing Requirement Option 2: Significant Growth	None	None						
Housing Requirement Option 3: High Growth	SO3 SO4	None						
Strategic Distribution Option A: Current Policy - Rural Rebalance	None	None	Preferred Distribution of Development	SO2 SO3 SO4 cont....	None			

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
Strategic Distribution Option B: Urban Focus	SO1 SO2 SO7 SO8 SO9 SO12 SO16	None		cont.. SO5 SO6 SO7 SO8 SO9		SP2.Strategic Approach	SO2 SO3	None
Strategic Distribution Option C: Balanced Growth	None	None						
Economic Growth Option 1: Significant Growth	None	None	Preferred Employment Land Requirement	SO2 SO4	None	SP11.Delivering Sustainable Economic Growth and Enterprise	SO2	None
Economic Growth Option 2: High Growth	SO2	None						
Economic Growth Option 3: Productivity Growth	None	None						
			Rural Settlements: Community Hubs and Community Clusters.	SO3 SO4	None	See SP2		
			Managing Development in Community Hubs	SO4 SO4	None	SP7.Managing Development in Community Hubs	SO3 SO4	

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
			Managing development in Community Clusters	None	None	SP8.Managing Development in Community Clusters	None	None
			Residential development in the wider countryside	None	None	SP9.Managing Development in the Countryside	SO2 SO4 SO15 SO16	None
			Non-Residential Development in the wider Countryside	None	None			
			Albrighton Settlement Strategy	SO3	None	See SP2		
			Bishops Castle Settlement Strategy	None	None			
			Bridgnorth Settlement Strategy	SO3	None			
			Broseley Settlement Strategy	SO3	None			
			Church Stretton Settlement Strategy	None	None			
			Cleobury Mortimer Settlement Strategy	None	None			
			Craven Arms Settlement Strategy	None	None			
			Ellesmere Settlement Strategy	None	None			
			Highley Settlement Strategy	SO3	None			
			Ludlow Settlement Strategy	SO3	None			
			Market Drayton Settlement Strategy	None	None			
			Much Wenlock	SO3	None			

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
			Settlement Strategy			See SP2		
			Oswestry Settlement Strategy	None	None			
			Shifnal Settlement Strategy	SO3	None			
			Shrewsbury Settlement Strategy	SO3 SO4 SO5 SO6 SO7	None			
			Wem Settlement Strategy	SO3	None			
			Whitchurch Settlement Strategy	SO3	None			
						See SP2		
						SP1.The Shropshire Test	SO3 SO7 SO13	None
						SP3.Climate Change	SO5 SO6 SO13	None
						SP4. Sustainable Development	None	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						SP5.High-Quality Design	None	None
						SP6.Managing Housing Development	SO3 SO14	None
						SP12.Whole Estate Plans	None	None
						SP13.Strategic Planning for Minerals	SO14	None
						SP14.Waste Management Infrastructure	SO14	None
						DP1.Residential Mix	SO3	None
						DP2.Self-Build and Custom-Build Housing	SO3	None
						DP3.Affordable Housing provision	SO3	None
						DP4.Affordable Exception Sites	SO3	None
						DP5.Entry Level Exception Sites	SO3	None
						DP6. Single Plot Exception Sites	SO3	None
						DP7.Cross-Subsidy Exception Sites	SO3	None
						DP8.Gypsy and Traveller Accommodation	SO3	None
						DP9.Strategic Corridors	SO2 SO3	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP10.Managing and Supporting Town Centres	SO2 SO4 SO5	None
						DP11.Tourism, Culture and Leisure	SO2 SO4	None
						DP12. Minimising Carbon Emissions	SO12	None
						DP13. The Natural Environment	SO1 SO13	None
						DP14.Development in the River Clun Catchment	SO9	None
						DP15. Green Infrastructure	SO1 SO7 SO13	None
						DP16. Open Space	SO4 SO7	None
						DP17.Landscaping of New Development	None	None
						DP18. Landscape and Visual Amenity	SO16	None
						DP19. Pollution and Public Amenity	SO8 SO11 SO14	None
						DP20. Water Resources and Water Quality	SO9	None
						DP21. Water Efficiency	SO12 SO14	None
						DP22. Flood Risk	SO10 SO13	None
						DP23. Sustainable Drainage Systems	SO9 SO10	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP24. Conserving and Enhancing the Historic Environment	SO15	None
						DP25. Green Belt and Safeguarded Land	SO16	None
						DP26. Shropshire Hills Area of Outstanding Natural Beauty	SO16	None
						DP27. Infrastructure Provision	None	None
						DP28. Broadband and Mobile Communications Infrastructure	SO4 SO6	None
						DP29. Communications and Transport	SO4 SO5 SO6	None
						DP30. Health and Wellbeing	SO3 SO4 SO7	None
						DP31. Mineral Safeguarding	None	None
						DP32. Sites for Sand and Gravel Working	None	None
						DP33. Managing Development and Operation of Mineral Sites	None	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP34. Waste Management Facilities	SO14	None
						DP35. Landfill and Landraising Sites	None	None



## How the SA influenced the consideration of alternative sites.

1.11 Tables 1.2, 1.3, 1.4 and 1.5 below show which sites were considered for allocation during the Local Plan preparation process and the outcome of the site Sustainability Appraisal process. Sites shown in bold and highlighted in grey are those that performed poorly in the Sustainability Appraisal.

**Table 1.2 How significant effects identified by the SA have influenced housing site allocations**

Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
ALB017	Fair	ALB017 & ALB021	Fair
<b>ALB021</b>	<b>Poor</b>		
ALV006	Good	ALV006 & ALV007	Good
ALV007	Good		
ALV009	Good	ALV009	Good
BAY039	Fair	BAY039	Fair
BAY050	Not assessed	BAY050	Good
BIS028	Fair	Not carried forward	
BIT022	Good	BIT022	Good
BKL008a	-12 (range -17 to -5)	BKL008a	Fair
BNP024	Good	BNP024	Good
BNP035	Fair	Not carried forward	
BOM019	Good	BOM019	Good
BOM020	Good	BOM020	Good
BRD030	Not included at this stage	<b>BRD030</b>	<b>Poor</b>
BRO012	Fair	Not carried forward	
BRO024	Fair	Not carried forward	
BRO040	Good	Not carried forward	
BRO041	Good	Not carried forward	
BUR004	Not included at this stage	BUR004	Good
CES005	-3 (range -8 to 0)	CES005	-2 Range is 0 to -7
CES006	-1 (range -8 to 0)	CES006	-1 Range is 0 to -7
CHK002	-4 (range -8 to -4)	CHK002	-5 Range is -5 to -9
CHR001	-6 (range -6 to -5)	CHR001	-5 Range is -4 to -5
CHR002	-5 (range -6 to -5)	CHR002	-4 Range is -4 to -5
CLU005	Not assessed	CLU005	-6 Range is -5 to -11
CLV010	Fair	Not carried forward	
CLV012	Not included at this stage	CLV012	Good
CLV018	Not included at this stage	CLV018	Fair
CSH004	-8 (range -8 to -4)	Not carried forward	
<b>CST020</b>	<b>Poor</b>	Not carried forward	
CST021	Fair	CST021	Fair
DNP009	-3 (range -10 to 0)	DNP009	Fair
ELL005	Fair		Good

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Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
ELL008	Fair	ELL005, ELL008 & ELL033	
FRD011	-5 (range -15 to -5)	FRD011	Good
GWR009	-2 (range -9 to -2)	GWR009	Fair
GWR023	-8 (range -9 to -2)	Not carried forward	
HDL006	-2 (range -11 to 0)	HDL006	Good
HHH001	-9 (range -13 to -7)	HHH001 & HHH014	Fair
HHH014	Not assessed		
HKW009	-4 (range -12 to -2)	HKW009	Fair
HNN016	Good	HNN016	Fair
KCK009	-8 (range -12 to -4)	KCK009	-7 Range is -3 to -11
LUD056	Not assessed	LUD056	Good
LUD057	Not assessed	LUD057	Good
LYH007	-8 (range -8 to -3)	LYH007	-5 Range is -4 to -6
MDR006	Fair	MDR006	Fair
MDR012	Fair	MDR012	Fair
MDR034	Fair	MDR034	Fair
<b>MDR039</b>	<b>Poor</b>	<b>MDR039 &amp; MDR043</b>	<b>Poor</b>
<b>MDR043</b>	<b>Poor</b>		
MIN018	-9 (range -12 to -4)	<b>MIN018</b>	<b>Poor</b>
MUW012	Fair	MUW012 VAR	Fair
OSW017	Fair	OSW017	Fair
<b>P54</b>	<b>Poor</b>	Not carried forward	
P56	Fair	Not carried forward	
P58a	Fair	Not carried forward	
PKH002	Fair	PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Fair
PKH007	Fair	Not carried forward	
PKH031	Not assessed	Part of larger site (see above)	
<b>PON008</b>	<b>Poor</b>	<b>PON008, PON017 &amp; PON030</b>	<b>Poor</b>
<b>PON017</b>	<b>Poor</b>		
<b>PON030</b>	<b>Poor</b>		
PPW025	Good	PPW025	Fair
PYC021	Fair	PYC021	Fair
RUY019	Good	RUY019	Good
SHA019	-3 (range -11 to -1)	SHA019	Good
SHF013	Not included at this stage	SHF013	Good
SHF015 & SHF029	Not included at this stage	<b>SHF015 &amp; SHF029</b>	<b>Poor</b>
SHF022	Fair	<b>SHF022 &amp; SHF023 (part)</b>	<b>Poor</b>
SHF023	Fair		
SHF032	Good	Not carried forward	

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Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
SHR054a	Not included at this stage	SHR054a	Fair
SHR057	Fair	SHR057 & SHR177	Fair
SHR060	Good	SHR060, SHR158 & SHR161	Fair
SHR145	Fair	SHR145	Fair
<b>SHR158</b>	<b>Poor</b>	Part of larger site (see above)	
SHR161	Fair	Part of larger site (see above)	
SHR177	Good	Part of larger site (see above)	
SHR173	Not included at this stage	SHR173	Fair
<b>SHR216</b>	<b>Poor</b>	Not carried forward	
SMH031	Fair	SMH031	Fair
SMH038	Fair	SMH038	Fair
STC002	Fair	Not carried forward	
STC004	Fair	Not carried forward	
STC005	Fair	Not carried forward	
STC006	Fair	Not carried forward	
WBR007	-8 (range -10 to -2)	<b>WBR007 &amp; WBR008</b>	<b>Poor</b>
WBR008	-8 (range -10 to -2)		
WBR010	Not included at this stage	WBR010	Good
WEF025	Fair	WEF025	Good
WEM010	Good	WEM010	Good
WEM025	Fair	WEM025	Fair
<b>WEM033</b>	<b>Poor</b>	<b>WEM033</b>	<b>Poor</b>
WHN024	Good	WHN024	Fair
WHT014	Fair	WHT014	Fair
WHT037	Fair	WHT037 & WHT044	Fair
WHT042	Fair	WHT042	Fair
WHT044	Fair	Part of larger site (see above)	
WRP001	-6 (range -10 to -6)	Not carried forward	
WRP006	Not included at this stage	WRP006	Fair
WRP017	-8 (range -10 to -6)	WRP017	Fair

**Table 1.3: How significant effects identified by the SA have influenced employment site allocations**

Employment Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BRD030	Not included at this stage	BRD030	Fair
<b>LUD052</b>	<b>Poor</b>	<b>LUD052</b>	<b>Poor</b>
<b>P54</b>	<b>Poor</b>	Not carried forward	
<b>P56</b>	<b>Poor</b>	Not carried forward	
P58a	Fair	P58a	Fair
PKH002	Fair	Not carried forward	
PKH007	Fair	Not carried forward	
PKH031	Not assessed	Not carried forward	
SHF018b	Fair	SHF018b & SHF018d	Fair

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SHF018d	Not assessed	Part of larger site (see above)	
SHR060	Good	Not carried forward	
SHR158	Fair	Not carried forward	
SHR161	Fair	Not carried forward	
SHR166	Fair	<b>SHR166</b>	<b>Poor</b>
SHR197 VAR	Not included at this stage	SHR197 VAR	Fair
STC002	Fair	STC002	Fair
STC004	Fair	Not carried forward	
STC005	Fair	Not carried forward	
STC006	Fair	Not carried forward	

**Table 1.4 How significant effects identified by the SA have influenced strategic housing site allocations**

Strategic Site (Housing)	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BNT002 (Tern Hill Barracks)	Fair	BNT002	Fair
<b>IRN001 (former Ironbridge power station)</b>	<b>Poor</b>	<b>IRN001</b>	<b>Poor</b>
<b>P26 amended (Junction 3 of the M54)</b>	<b>Poor</b>	<b>Not carried forward</b>	
P28 & parts of P30 & P40 (RAF Cosford)	Fair	P28 and parts of CFD001, P30 and P40	Fair

**Table 1.5 How significant effects identified by the SA have influenced strategic employment site allocations**

Strategic Site (Employment)	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BNT002 (Tern Hill Barracks)	Fair	BNT002 (Tern Hill Barracks)	Fair
<b>IRN001 (former Ironbridge power station)</b>	<b>Poor</b>	<b>IRN001 (former Ironbridge power station)</b>	<b>Poor</b>
<b>P26 amended (Junction 3 of the M54)</b>	<b>Poor</b>	Not carried forward	
P28 & parts of P30 & P40 (RAF Cosford)	Fair	P28 & parts of P30 & P40* (RAF Cosford)	Fair

**What the sustainability appraisal process has contributed**

- 1.12 The sustainability appraisal process has been integral to the preparation of the Local Plan. It has evaluated the likely significant environmental, economic and social impacts of the policies and the site allocations throughout each stage of the development of the Plan:
- 1.13 The Issues and Options Local Plan document was subject to SA as it was prepared, and the results were used in the development of the options. The SA for the Issues and Options document was available for public inspection at the same time as the Issues and Options document itself. There were four consultation responses about the Sustainability Appraisal. No changes were made to the SA. A summary of all the

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representations made on the Local Plan consultation document, including those on the SA is available on Shropshire Council's website

- 1.14 The Preferred Scale and Distribution of Development plan document was subject to SA as it was prepared, and the results presented in a SA Report. This was available for public inspection at the same time as the Issues and Options document itself. There was one consultation response about the Sustainability Appraisal Report, but no changes were made to the SA. A summary of all the representations made on the LPR Preferred Scale and Distribution of Development document, including those on the SA, is available on the Council's website.
- 1.15 SA was carried out on the Preferred Sites plan document and the Strategic Sites Plan documents as they were prepared. The SA for each document was available for public inspection at the same time as the documents themselves. Comments made on these reports were used to amend the SA for the Pre-Submission Draft Local Plan so that it included a criterion on the distance of a site to a bus stop or train station with a regular peak hour service. A summary of all the representations made on the LPR Preferred Scale and Distribution of Development document, including those on the SA, is available on the Council's website.
- 1.16 The effects of the Local Plan will be monitored using the indicators set out in the Sustainability Appraisal Scoping Report. These will be published in the Authority Monitoring Report (AMR).

## Chapter 2 Introduction to SA and SA methodology

### Introduction

2.1 This Environmental Report has been produced by Shropshire Council, in order to provide information on the Sustainability Appraisal (SA) of the Local Plan and the site assessment process which has informed the allocation of sites for employment and housing. It details the outcomes of the SA for the various stages of the Local Plan shows how the sustainability appraisal process has influenced the Plan and sets out the results of the Local Plan site assessment process. This Environmental Report complies with all the requirements set out in European Directives, Statutory Instruments and Acts of Parliament.

### Compliance with the Planning and Compulsory Purchase Act

2.2 Section 39 of the Planning and Compulsory Purchase Act 2004 requires a sustainability appraisal to be carried out on all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which a Local Planning Authority (LPA) produces. The SA process is integral to the production of DPDs and SPDs and it enables the LPA to assess the degree to which the plans and proposals contribute towards the achievement of sustainable development.

2.3 Sustainable development is defined as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. The purpose of SA is to ensure that all DPDs and SPDs conform to the Government’s guiding principles of Sustainable Development, which are:

- Living within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance;
- Using Sound Science Responsibly.

### Compliance with the SEA Directive /Regulations

2.4 Under Sections 19 and 39 of the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The SA process for Development Plans also incorporates Strategic Environmental Assessment (SEA) (see below also) in accordance with the requirements of European Directive 2001/42/EC “*on the assessment of the effects of certain plans and programmes on the environment*” (The SEA Directive). The SEA Directive has been transposed into UK law through Statutory Instrument 2004 No 1633: The Environmental Assessment of Plans and Programmes Regulations 2004.

2.5 The SEA Directive requires a report to be produced detailing information that may be reasonably required, taking into account current knowledge and methods of assessment and the contents and level of detail in the plan or programme and its stage in the decision-making process. Information likely to be provided in the Environmental Report includes: the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative,

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synergistic, short, medium and long-term, permanent and temporary, positive and negative effects; an outline of the reasons for selecting the alternatives dealt with; and the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

- 2.6 Government Guidance (ODPM, 2005) promotes the integration of the SA and SEA processes into one report. Table 2.1 shows the way in which this SAMDev Sustainability Appraisal Report has followed the requirements set out by both the European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 (Part 3, Schedule 2 Regulation 12 (3)). This Sustainability Report fulfils the all the legal requirements for the sustainability appraisal of development plan documents.

**Table 2.1 European Directive 2001/42/EC and the Environmental Assessment of UK Plans and Programmes Regulations 2004 Requirements and where they have been met**

SEA Directive requirements	Where they have been met
a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Sustainability Appraisal Scoping Report Environmental Report
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Sustainability Appraisal Scoping Report
(c) the environmental characteristics of areas likely to be significantly affected;	Sustainability Appraisal Scoping Report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sustainability Appraisal Scoping Report
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sustainability Appraisal Scoping Report
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Sustainability Appraisal Report Preferred Sites Sustainability Appraisal Report Strategic Sites Environmental Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Sustainability Appraisal Report Preferred Sites Sustainability Appraisal Report Strategic Sites

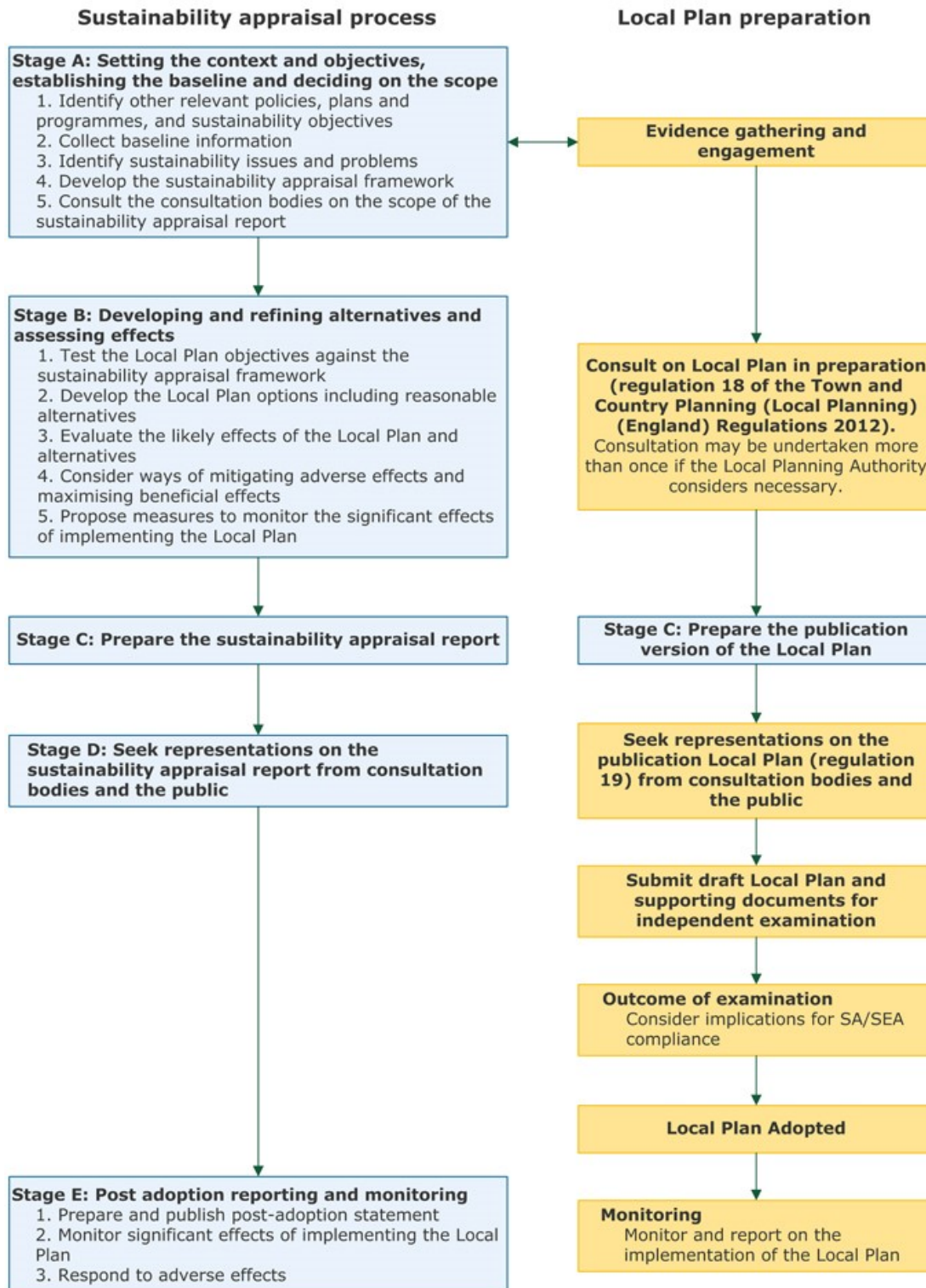
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SEA Directive requirements	Where they have been met
	Environmental Report
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	<p>Sustainability Appraisal Report Issues and Strategic Options</p> <p>Sustainability Appraisal Report Preferred Options Scale and Distribution of Development</p> <p>Sustainability Appraisal Report Preferred Sites</p> <p>Sustainability Appraisal Report Strategic Sites</p>
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Environmental Report
(j) a non-technical summary of the information provided under the above headings.	Environmental Report

2.7 National Planning Practice Guidance defines five stages for the SA process. Diagram 2.1 below sets these out and shows how they relate to the stages of Local Plan preparation.



Diagram 2.1: Stages of Sustainability Appraisal



### **The SA Scoping Report**

- 2.8 The initial stage of this SA process was the production of a Sustainability Appraisal Scoping Report Consultation Draft in October 2016. This sets out the context, objectives, baseline and scope of the SA. This fulfilled the Tasks identified in Stage A of the SA process by:
- reviewing other organisation's relevant plans, programmes and sustainability objectives (Task A1)
  - collating a detailed set of baseline information on the topic areas set out in the SEA Directive (Task A2)
  - identifying sustainability issues and problems for Shropshire based on the topic areas in the SEA Directive (Task A3)
  - establishing a set of Sustainability Objectives for use in assessing LPR policies (Task A4)
  - setting out a methodology for using the Sustainability Objectives to assess sites for allocation (Task A4)
- 2.9 The Sustainability Appraisal Scoping Report Consultation Draft was open for consultation between October 19th and November 24th, 2016 (Task A5). The following were consulted individually:
- Historic England
  - Natural England
  - Environment Agency
  - Town and Parish Councils
  - Members of the Shropshire Local Nature Partnership
  - Neighbouring Local Authorities.
- 2.10 The document was also available for public comment on Shropshire Council's web-based consultation portal throughout the consultation period.
- 2.11 Comments were received from Historic England, Natural England and the Environment Agency (the Consultation Bodies set out in the Environmental Assessment of Plans and Programmes Regulations 2004) and five other organisations. A summary of the points raised and the Council's response to each is available on Shropshire Council's website: Sustainability Appraisal Scoping Report Consultation Draft Summary of Representations.
- 2.12 The Sustainability Appraisal Scoping Report Consultation Draft was amended in line with the accepted changes in the Summary of Representations to produce the final Sustainability Appraisal Scoping Report (also available on Shropshire Council's website). Web link

### **The context, issues and baseline characteristics**

- 2.13 Details of other policies, plans and programmes are set out chapter 2 of the SA Scoping Report (Task A1). The plans and strategies identified do not act in isolation and links between their objectives can often be made. International and national plans and policies usually provide high level guidance and their broad perspective tends to be reflected in plans at the regional and local level. The interaction between the higher-level policies and those at the regional and local level provides a wide context for the preparation of Local Plans.
- 2.14 A full description of the social, environmental and economic baseline characteristics and trends (Task A2) is given in the SA Scoping Report. This baseline information allows the social, environmental and economic effects of the Local Plan to be

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predicted and monitored. A description of the baseline situation also enables the identification of sustainability issues (Task A3). These then set the context and define the scope for and of the SA framework.

- 2.15 A summary of the issues and baseline characteristics is given in Table 2.2 below. Please note that all information was correct at the time the SA Scoping Report was prepared (2017)

**Table 2.2: Summary of issues and baseline information**

Topic	Issues	Baseline information
Biodiversity, flora and fauna	Protect birds, habitats, plants, animals, designated sites, trees, woodlands, forests and biodiversity	Shropshire supports a relatively high proportion of the region's designated sites and ancient woodland.
	Recognise the value of the natural environment	
	Restore biodiversity	Key indicator bird species have declined more steeply in Shropshire than nationally and whilst improvements have occurred in the numbers of SSSIs previously considered to be in unfavourable condition there has been a decline in the numbers of those previously considered to be in favourable condition. The percentage of SSSIs in favourable condition is lower than the equivalent figures for the West Midlands and England.
	Enhance access to the countryside	
	Enhance the natural environment	
Population	Promote sustainable modes of transport, particularly cycling and walking	Whilst crime levels are low in Shropshire, they have increased over the past 5 years.
		Although the rate of business start-ups is lower in Shropshire than the West Midlands, so is the rate of business closure.
		Weekly pay and GVA levels are lower in Shropshire than the West Midlands or England but have increased more in Shropshire than either regionally or nationally.
		Workplaces in Shropshire are smaller than in the West Midlands or England
	Combat poverty	Shropshire residents are more highly qualified than in the West Midlands and young people gain better GCSE results than regionally or nationally.
		Although the proportion of people who are unemployed or claiming out of work benefits is lower in Shropshire than regionally or nationally, the percentage of people who have been claiming out-of-work benefits for more than a year is higher than in the West Midlands or England.
		Relatively speaking, more people have part time jobs in Shropshire than in the West Midlands or England.
	Levels of homelessness for those not in priority need are significantly higher in Shropshire than in either the West Midlands or England.	

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	Reduce inequalities and improve safe access to services	There is only a small requirement for transit pitches and a permanent yard for the Gypsy and Traveller community in Shropshire and no additional identified need for general sites.
		House prices are higher in Shropshire than in the West Midlands, but the average monthly rent is lower than in England.
		Although Shropshire's population is projected to increase by 2036, the percentage increase is expected to be less than that for both the West Midlands and England.
		Shropshire has a substantially lower population density than either the West Midlands or England and this population is less ethnically diverse.
	Provide a wide range of good quality housing to meet the diverse needs of the community	A greater percentage of Shropshire's population is above the age of 45 than either regionally or nationally
		The percentage of households connected to superfast broadband in Shropshire is lower than in either the West Midlands or England.
		Shropshire residents travel further to work than the regional or national averages and more of them work outside the county than in. However, the number of people who work in Shropshire but live elsewhere has increased.
	Encourage a strong and diverse economy	The number of people using a car to get to work has decreased, in common with regional and national figures, but so has the number of households without a car.
		A higher number of people are killed or seriously injured on Shropshire roads than in either the West Midlands or England
	Human Health	Reduce inequalities and the number of people living in fuel poverty.
Reduce all forms of pollution		The county's mortality rate from preventable causes is lower as are deaths from air pollution.
Use the natural environment to deliver mental and physical health benefits and encourage community participation in activities that promote wellbeing.		Proportionately fewer people live in health and disability deprivation in Shropshire than in the region or England.
		People in Shropshire are more physically active than in the West Midlands or England.
Increase physical activity levels		Fuel poverty is similar in Shropshire to that in the region but higher than national rates.

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Soil	Conserve and enhance soil resources	No baseline data is available
	Protect the best and most versatile land	
Water	Reduce water pollution levels	Pollution from rural areas affects waterbodies in Shropshire more than waterbodies in England.
	Reduce flood risk	Both groundwater and surface water have better status in Shropshire than nationally.
	Reduce water consumption	No planning applications were granted contrary to EA objections on the grounds of flood risk in Shropshire in 2013-14.
	Protect and enhance water quality and the condition of water resources	
Air	Conserve and enhance air quality	Three* of Shropshire's Air Quality Management Areas (AQMA) have annual average nitrogen dioxide levels above the legal minimum but the total number and location of AQMA has not changed. *Since this data was collected, the number of AQMA in Shropshire has fallen to two: one in Shrewsbury and one in Bridgnorth
	Reduce air pollution levels	
	Protect people and the natural environment from air pollution	
Climatic factors	Reduce greenhouse gas and carbon emissions	Although Shropshire emits more carbon dioxide per capita than England, there has been a decrease in total carbon dioxide emissions in the county since 2008 (as measured per sector).
	Reduce climate change	In combination, the energy use sectors (gas, electricity and other fuels) are responsible for the most carbon emissions in Shropshire whilst road transport (excluding the M54) is the single sector emitting the most carbon dioxide.
	Promote mitigation and adaptation to climate change	Petroleum makes up a higher percentage of those fuels not used for electricity generation or road transport in Shropshire than in the West Midlands or England.
		In Shropshire, households generate more energy from photovoltaic and micro combined heat and power than non-domestic sources do. However, more energy is generated from wind, hydro and anaerobic generation commercially than domestically.
Reduce energy consumption, promote energy efficiency and increase the amount of energy from renewable sources	Photovoltaic energy generation is by far the greatest source of renewable energy in Shropshire as it is in the West Midlands and England.	

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		More energy is produced from the wind in Shropshire than in the West Midlands, but this is less than is produced nationally.
Material assets	Protect and conserve natural resources	A higher percentage of otherwise undeveloped land became housing between 2013 -15 in Shropshire than in England whilst a lower percentage of previously developed land did.
	Promote better management and efficient and sustainable use of natural resources	The amount of waste generated in Shropshire decreased by just under a third between 2005 and 2014.
		The amount of residual waste per household in Shropshire is very similar to regional and national figures.
	Reduce both the amount of waste generated and the amount sent to landfill	The land-banks for sand and gravel and crushed rock in Shropshire are well in excess of the minimum target.
		Shropshire residents use more electricity and less gas than either the regional or the national average. The converse is true for non-domestic use.
Increase the re-use and recycling of materials	Shropshire has a higher percentage of poor energy efficient properties than England does.	
Cultural heritage, including architectural and archaeological heritage	Protect designated and non-designated heritage assets	Parts of all of the region's World Heritage Sites are found in Shropshire. The county contains around a fifth of the region's Listed Buildings, just under a third of the region's Scheduled Monuments and around 27% of the region's non-designated heritage assets.
	Conserve and enhance the historic environment	A lower percentage of designated heritage assets are at risk in Shropshire than in either the West Midlands or England.
Landscape	Conserve and enhance landscape character	Although the overall condition of the Shropshire Hills AONB is stable, the condition of some special qualities such as key bird species, scheduled monuments and tranquillity is declining.
		More landscape description units are in good or very good condition than in poor or very poor condition. The majority are in moderate condition.
	Promote the conservation and enhancement of AONBs and other designated landscapes	More than half of Shropshire's landscape description units have declining ecological integrity. Only a third of landscape description units have intact cultural integrity but almost two thirds have strong functional integrity.

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	Promote landscape management	Although the majority of landscape description units have moderate or low visual sensitivity, this is moderately or highly affected by change in two thirds of them. More landscape description units have a very high or high overall sensitivity than low or very low.
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## The SA objectives

2.16 The SA framework of decision-making criteria covers the full range of environmental impacts stipulated by the SEA Directive and Regulations and the broad range of economic and social issues set out in the ODPM guidance on SA. Each sustainability objective (SO) is accompanied by several supplementary questions which act as an aid to the assessment process. The SO and supplementary questions are set out in Tables 2.3 and 2.4 below.

**Table 2.3 The Sustainability Objectives**

SEA Directive Topic	Number	Objective
(a) biodiversity (d) flora and (e) fauna	SO1	Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.
(b) population	SO2	Encourage a strong and sustainable economy throughout Shropshire
	SO3	Provide a sufficient amount of good quality housing which meets the needs of all sections of society
	SO4	Promote access to services for all sections of society
	SO5	Encourage the use of sustainable means of transport
	SO6	Reduce the need of people to travel by car
(c) human health	SO7	Support active and healthy communities.
(f) soil	SO8	Protect and improve soil quality
(g) water	SO9	Conserve and enhance water quality in Shropshire and reduce the risk of water pollution
	SO10	Reduce flood risk and improve flood management
(h) air	SO11	Conserve and enhance Shropshire's air quality and reduce the risk of air pollution
(i) climatic factors	SO12	Reduce carbon dioxide emissions
	SO13	Promote adaptation and mitigation to climate change
(j) material assets	SO14	Promote efficient use of natural resources
(k) cultural heritage, including architectural and archaeological heritage	SO15	Conserve and enhance features and areas of heritage value and their setting
(l) landscape	SO16	Conserve and enhance landscape character and local distinctiveness

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**Table 2.4: The Sustainability Objectives and supplementary questions**

Number	Objective	Supplementary questions (will the policy?)
SO1	Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	<ul style="list-style-type: none"> <li>• Avoid harm to protected, priority, key or indicator habitats, plants, animals or birds?</li> <li>• Increase the distribution of key or indicator plants, animals and birds in Shropshire?</li> <li>• Increase the extent of protected or key habitats in Shropshire?</li> <li>• Improve the condition of key habitats in Shropshire?</li> </ul>
SO2	Encourage a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Provide opportunities to create more or higher value jobs?</li> <li>• Ensure an appropriate and balanced supply of employment land?</li> <li>• Maintain and support existing businesses?</li> <li>• Retain employment in Shropshire?</li> <li>• Promote regeneration?</li> </ul>
SO3	Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	<ul style="list-style-type: none"> <li>• Meet evidenced housing needs?</li> <li>• Reflect the requirements of all sections of society in terms of location and affordability as well as adaptability for an ageing population?</li> <li>• Help to meet the needs of priority households?</li> </ul>
SO4 SO4	Promote access to services for all sections of society Promote access to services for all sections of society (cont)	<ul style="list-style-type: none"> <li>• Enhance access to outdoor spaces?</li> <li>• Increase provision or connectivity of services such as broadband or renewable energy?</li> <li>• Maintain or enhance access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities?</li> </ul>
SO5	Encourage the use of sustainable means of transport	<ul style="list-style-type: none"> <li>• Exploit existing public transport infrastructure?</li> <li>• Co-ordinate development with future transport infrastructure provision?</li> <li>• Maintain or improve access to public transport?</li> <li>• Enable more walking or cycling?</li> </ul>
SO6	Reduce the need of people to travel by car	<ul style="list-style-type: none"> <li>• Focus development in accessible locations?</li> <li>• Encourage alternative ways of working e.g. internet or remote working?</li> <li>• Reduce vehicle use on Shropshire's roads?</li> </ul>

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Number	Objective	Supplementary questions (will the policy?)
SO7	Support active and healthy communities.	<ul style="list-style-type: none"> <li>• Promote opportunities for greater physical activity?</li> <li>• Focus development in locations with good access to existing health facilities?</li> <li>• Provide new leisure, recreational or cultural activities?</li> </ul>
SO8	Protect and improve soil quality	<ul style="list-style-type: none"> <li>• Protect Shropshire's best and most versatile agricultural land?</li> <li>• Reduce the amount of contaminated land?</li> </ul>
SO9	Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	<ul style="list-style-type: none"> <li>• Protect existing water resources from harmful pollutants, particularly in rural areas?</li> <li>• Support the improvement of water quality by preventing further deterioration of aquatic ecosystems and associated wetlands?</li> </ul>
SO10	Reduce flood risk and improve flood management	<ul style="list-style-type: none"> <li>• Locate development in areas of lowest flood risk?</li> <li>• Increase provision for water storage in times of flood?</li> <li>• Promote the use of sustainable drainage systems?</li> </ul>
SO11	Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	<ul style="list-style-type: none"> <li>• Support the improvement of air quality in the county's AQMAs?</li> <li>• Protect existing air quality outside AQMA from harmful pollutants?</li> </ul>
SO12	Reduce carbon dioxide emissions	<ul style="list-style-type: none"> <li>• Promote energy efficiency?</li> <li>• Reduce energy consumption?</li> <li>• Increase the provision of energy from renewable sources?</li> </ul>
SO13	Promote adaptation and mitigation to climate change	<ul style="list-style-type: none"> <li>• Provide new habitats, particularly woodland and wetland?</li> <li>• Improve connectivity of existing habitats?</li> <li>• Support or maintain a balance between water supply and need?</li> </ul>
SO14	Promote efficient use of natural resources	<ul style="list-style-type: none"> <li>• Encourage the use of previously developed land?</li> <li>• Reduce use of primary aggregates?</li> <li>• Increase re-cycling and use of secondary resources?</li> <li>• Make the best use of existing buildings and physical infrastructure?</li> </ul>
SO15	Conserve and enhance features and areas of heritage value and their setting	<ul style="list-style-type: none"> <li>• Conserve and/or enhance heritage assets and the historic environment?</li> <li>• Contribute to the better management of heritage assets?</li> <li>• Improve the quality of the historic environment?</li> <li>• Provide for increased access to and enjoyment of the historic environment?</li> </ul>

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Number	Objective	Supplementary questions (will the policy?)
		<ul style="list-style-type: none"> <li>• Increase the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment?</li> <li>• Increase the economic benefit derived from the historic environment?</li> <li>• Promote heritage based sustainable tourism?</li> </ul>
SO16	Conserve and enhance landscape character and local distinctiveness	<ul style="list-style-type: none"> <li>• Avoid harm to the special qualities of the Shropshire Hills AONB?</li> <li>• Maintain or improve landscape character, particularly ecological and cultural integrity?</li> <li>• Prevent adverse visual impacts?</li> <li>• Respect, maintain and strengthen local character and distinctiveness?</li> <li>• Promote high quality design?</li> <li>• Improve the satisfaction of people with their neighbourhoods as places to live?</li> </ul>

### Determining the significance of effects on the SA objectives

2.17 Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004 **Error! Bookmark not defined.** sets out criteria for determining the likely significance of effects on the environment:

- (a) the probability, duration, frequency and reversibility of the effects;
- (b) the cumulative nature of the effects;
- (c) the transboundary nature of the effects;
- (d) the risks to human health or the environment (for example, due to accidents);
- (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f) the value and vulnerability of the area likely to be affected due to—
  - (i) special natural characteristics or cultural heritage;
  - (ii) exceeded environmental quality standards or limit values; or
  - (iii) intensive land-use; and
- (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

The criteria for assessing the effects of the SA are set out in Table 2.5 below.

**Table 2.5 Option and policy assessment criteria**

Significance of effect		Description of effect
++	Strongly positive	Likely to benefit a large area of Shropshire or a large number of people or receptors, including outside the county. The effect is likely to be direct, permanent, irreversible and of major magnitude.
+	Positive	The extent of the predicted benefits is likely to be limited to small areas of the county or small groups of people or receptors. The effect may be any or all of the following: indirect temporary reversible infrequent and its predicted magnitude is likely to be minor.
0	Neutral	Neutral effects are predicted when the policy being assessed is unlikely to alter the present or future baseline situation, where current trends are likely to continue or where the positive or negative effects are likely to balance each other out.
-	Negative	Likely to have an adverse effect on a small area of Shropshire or on a small number of people or receptors. The effect may be any or all of the following: indirect temporary reversible infrequent and its predicted magnitude is likely to be minor.
--	Strongly negative	Likely to have a significant adverse impact on the whole, or on a large part of, Shropshire, on internationally or nationally protected assets or on areas outside the county. The effect is predicted to be direct, permanent, irreversible and of major magnitude.
?	Unknown	Where there is insufficient information to make a confident assessment.
Timeframe of effect		Description
S	Short -term	Likely to last for 0 -5 years
M	Medium-term	Likely to last for 6-10 years

L	Long-term	Likely to last beyond 10 years
---	-----------	--------------------------------

- 2.18 To comply with Article 5 (1) of the SEA Directive strongly positive or strongly negative effects are classed as significant. However, where strongly negative effects are recorded, then mitigation measures were proposed in line with Annex 1 of the SEA Directive which requires *'measures ..... to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme'*

### Using the sustainability objectives to assess sites for allocation

- 2.19 Some of the sustainability objectives set out above are too broad and strategic for the sustainability appraisal of sites. For instance, SO1: 'provide a sufficient amount of good quality housing which meets the needs of all sections of society', is likely to apply to all housing sites. Thus, a more appropriate set of criteria were needed to allow differences in the sustainability of sites to be determined. This aim was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to provide mitigation measures to offset the identified negative impact.
- 2.20 The criteria for use in the site SA process have been developed from the questions in Table 2.4. They are shown against the relevant SO in Table 2.6 so that it is clear how they relate to the requirements of the SEA Directive Error! Bookmark not defined. and the Environmental Assessment of Plans and Programmes Regulations 2004 **Error! Bookmark not defined.**
- 2.21 The scoring system for the site SA was also adapted to allow for clear comparisons between the sustainability of several sites in the same vicinity. As the site SA links to site assessment process, the scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the SA of the options and policies. It differed however, in that each criterion is scored from only two options. These options vary between criteria to better reflect the purpose of a sustainability appraisal.

**Table 2.6 Scoring options for site SA**

SO	Sustainability questions	Score if Yes	Score if No
SO1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	Is the potential development site wholly or partly in an area protected for its habitats or species?	strongly negative	neutral
	Is development on the site likely to have an indirect impact an area protected for its habitats or species?	negative	neutral
	Is development on site likely to have an impact on a protected tree?	negative	neutral
SO4: Promote access to services for all sections of society	Does the site have good public transport links?	positive	negative
SO5: Encourage the use of sustainable means of transport	Is the site close to a primary school?	positive	negative

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SO	Sustainability questions	Score if Yes	Score if No
SO6: Reduce the need of people to travel			
SO4: Promote access to services for all sections of society	Would development on the site result in the loss of local services?	negative	neutral
SO7: Support active and healthy communities	Is the site within walking distance of local services?	positive	negative
SO8: Protect and improve soil quality SO14: Promote efficient use of natural resources	Would good quality agricultural land be lost as a result of development on this site?	negative	positive
SO10: Reduce flood risk	Is the site in an area of high flood risk?	negative	positive
SO11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	Is the site in an area of poor air quality	negative	neutral
SO14: Promote efficient use of natural resources	Would development on the site offer the opportunity to re-use or remediate land?	positive	neutral
	Would development on the site reduce the capacity to manage waste?	negative	neutral
SO15: Conserve and enhance features and areas of heritage value and interest Is development on the site likely to	Is the site within a designated heritage area or does it contain designated heritage assets?	strongly negative	neutral
	Is development on the site likely to affect the setting of designated heritage assets?	negative	neutral
SO16: Conserve and enhance landscape character and local distinctiveness	Is the site in an area with high landscape sensitivity?	negative	neutral
	Is the site in an area with low landscape sensitivity?	positive	neutral

2.22 The criteria and scoring system were then translated into an assessment matrix which could be used to assess sites (Table 2.7 below).

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**Table 2.7 Assessment matrix for the SA of sites**

Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
SO1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	Site wholly or partly within one or more of the following (record all that apply):	
		Special Area of Conservation	-- or 0
		Ramsar Site	-- or 0
		National Nature Reserve	-- or 0
		Site of Special Scientific Interest	-- or 0
		Ancient Woodland	-- or 0
		Wildlife Site	-- or 0
		Local Nature Reserve	-- or 0
	2	Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):	
		1km of a Special Area of Conservation	- or 0
		1km of a Ramsar Site	- or 0
		500m of a National Nature Reserve	- or 0
		500m of a Site of Special Scientific Interest	- or 0
		500m of Ancient woodland	- or 0
		250m of a Wildlife Site	- or 0
100m of a Local Nature Reserve	- or 0		
3	Tree Preservation Order (single or group) within or on site boundary	-	
	No Tree Preservation Order(s) within or on the site boundary	0	
SO4: Promote access to services for all sections of society SO7: Support active and healthy communities SO1: Protect and enhance the range of plants and	4	Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):	
		Primary School	- or 0
		GP surgery	- or 0
		Community Hall	- or 0
		Leisure centre	- or 0
		Children's playground	- or 0
		Outdoor sports facility	- or 0



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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
animals in Shropshire and the quality and extent of wildlife habitats	4	Amenity green space	- or 0
		Accessible natural green space	- or 0
SO4: Promote access to services for all sections of society SO5: Encourage the use of sustainable means of transport SO6: Reduce the need of people to travel by car SO7: Support active and healthy communities SO1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats	5	Site boundary within 480m <sup>(3)</sup> of one or more of the following (record all that apply):	
		Primary School	+ or -
		GP surgery	+ or -
		Community Hall	+ or -
		Leisure centre	+ or -
		Children's playground	+ or -
		Outdoor sports facility	+ or -
		Amenity green space	+ or -
		Accessible natural green space	+ or -
SO5: Encourage the use of sustainable means of transport SO6: Reduce the need of people to travel by car	6	Regular peak time <sup>4</sup> public transport service within 480m of site boundary	+
		No regular peak time public transport service within 480m of site boundary	-
SO8: Protect and improve soil quality SO14: Promote efficient use of natural resources	7	Site is on grade 4 or 5 agricultural land or is in other non-agricultural use	+
	7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-

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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
SO9 Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	8	All or part of the site within a Source Protection Zone (groundwater)	-
		No part of the site within a Source Protection Zone (groundwater)	0
SO10: Reduce flood risk	9	Site is in Flood Zone 1	+
		All or part of the site is within Flood Zones 2 or 3	-
SO11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	10	No part of the site within an Air Quality Management Area	+
		Site wholly or partly within an Air Quality Management Area	-
SO14: Promote efficient use of natural resources	11	Site classed as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	+
		Site not classed as brownfield or wholly/partly within an area with a previous industrial or potentially contaminative use	0
	12	Site would not displace an existing waste management operation	0
		Site would displace an existing waste management operation	-
SO15: Conserve and enhance features and areas of heritage value and interest	13	Site wholly or partly within any of the following (record all that apply):	
		a World Heritage Site or its buffer zone	-- or 0
		a Scheduled Monument	-- or 0
		a Registered Battlefield	-- or 0
		a Registered Park or Garden	-- or 0
		a Conservation Area	-- or 0
SO15: Conserve and enhance features and	14	Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):	
		300m of a World Heritage Site or its buffer zone	- or 0
		300m of a Scheduled Monument	- or 0

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Relevant Sustainability Objective(s)	Criteria no.	Criteria	SA Score
areas of heritage value and interest (cont)	14	300m of a Registered Battlefield	- or 0
		300m of a Registered Park or Garden	- or 0
		300m of a Conservation Area	- or 0
		100m of a Grade I or Grade II” Listed Building	- or 0
SO16: Conserve and enhance landscape character and local distinctiveness	15	Landscape sensitivity low	+
		Landscape sensitivity moderate or site within urban area	0
		Landscape sensitivity high	-
		Where a site falls into more than one category, record the most sensitive category	

Notes

1. Distances advised by Shropshire Council’s Natural Environment Team
2. Categories are consistent with the Primary Services identified in Shropshire Council’s Hierarchy of Settlements Methodology
3. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council’s PPG17 Study.
4. A public transport service is considered to be regular and offered during peak travel times when it runs an outward service between 0600 and 0900 and a return service between 1500 and 1800 Monday to Friday
5. Distances advised by Shropshire Council’s Historic Environment Team

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2.23 For practical purposes (there were in excess of 2000 sites for evaluation) the assessment matrix was then transferred to an excel spreadsheet to make the actual assessment easier to complete and to understand (Table 2.8)

**Table 2.8 Excel spreadsheet for SA of sites**

Criteria	Criteria Description	Scoring Guide	Site Ref:
1	Site wholly or partly within one or more of the following (record all that apply):		
	Special Area of Conservation	Yes = double minus score (--) No = zero score (0)	
	Ramsar Site		
	National Nature Reserve		
	Site of Special Scientific Interest		
	Ancient Woodland		
	Wildlife Site		
	Local Nature Reserve		
2	Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):		
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	
	1km of a Ramsar Site		
	500m of a National Nature Reserve		
	500m of a Site of Special Scientific Interest		
	500m of Ancient woodland		
	250m of a Wildlife Site		
	100m of a Local Nature Reserve		
3	Tree Preservation Order (single or group) within or on site boundary		Yes = minus score (-) No = zero score (0)
4	Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):		
	Children's playground	Yes = minus score (-) No = zero score (0)	
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
5	Site boundary within 480m <sup>3</sup> of one or more of the following (record all that apply):		
	Primary School	Yes = plus score (+) No = minus score (-)	
	GP surgery		
	Library (permanent or mobile library stop)		
	Leisure centre		
	Children's playground		
	Outdoor sports facility		
	Amenity green space		
Accessible natural green space (natural/semi-natural green space)			

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6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	
12	Site wholly/partly within/contains any of the following (record all that apply):		
	a World Heritage Site or its buffer zone	Yes = double minus score (--) No = zero score (0)	
	a Scheduled Monument		
	a Registered Battlefield		
	a Registered Park or Garden		
	a Conservation Area		
a Listed Building			
13	Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	
	300m of a Scheduled Monument		
	300m of a Registered Battlefield		
	300m of a Registered Park or Garden		
	300m of a Conservation Area		
	100m of a Listed Building		
14	Site is wholly/partly classified as very high landscape sensitivity for <b>residential</b>		Double minus score (--)
	Site is wholly/partly classified as high landscape sensitivity for <b>residential</b>	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>residential</b>	Zero score (0)	
	Site is wholly classified as low <b>landscape sensitivity</b> for <b>residential</b> or site is inside the development boundary	Plus score (+)	

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	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (--)	
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)	
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site is inside the development boundary	Plus score (+)	
	Please note: where a site falls into more than one category, highest sensitivity category is recorded		
Overall Sustainability Conclusion			

The scores were colour coded in the excel spreadsheet as follows:

--	
-	
0	
+	

- 2.24 Rather than carry out the site SA on all the sites in Shropshire, sites were assessed on a settlement by settlement basis e.g all sites in Albrighton were assessed against each other. This was felt to be the best way of using the SA as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the Strategic Land Availability Assessment (SLAA) were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not available e.g when a site was promoted after the data had already been exported from the GIS.
- 2.25 Once the SA matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.26 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative as per Table 2.5 above

## Chapter 3 The Local Plan

### Local Plan process

- 3.1 Sustainability Appraisal is carried out alongside and informs, the preparation of a Local Plan. Shropshire Council is at the final stage of preparing a review of the Local Plan. The current Local Plan comprises the Core Strategy (adopted in March 2011) and the Site Allocations and Management of Development DPD (adopted in December 2015). These documents will be replaced by this Local Plan which contains development management policies and site allocations.
- 3.2 The Local Plan has been prepared in 5 phases;
- Issues and Strategic Options (housing requirement, distribution of future growth, strategies for employment growth and delivering development in rural settlements);
  - Scale and Distribution of Development (preferred scale of housing and employment development, preferred distribution of growth, settlement hierarchy, growth guidelines for settlements, draft policies for Community Hubs and Clusters, identification of other development requirements);
  - Preferred Options Sites (housing policy direction, development guidelines and boundaries for settlements identified for growth, preferred sites for housing and employment);
  - Strategic Sites (identified a series of preferred strategic sites and one further potential strategic site)
  - Pre-Submission Draft Plan (this stage) (development management policies, site allocations for housing and employment and strategic sites).
- 3.3 A Local Plan document was published for consultation at each stage and comments were invited from the public and statutory consultees such as the Environment Agency, Highways England, Sport England, Natural England and English Heritage. These comments were then used to refine the next stage of the Plan. In this way the Local Plan allocations and policies have evolved to reflect what the community and the council feel is important for Shropshire. Table 3.1 shows the consultation periods for the Local Plan documents.

**Table3.1 Consultation Periods for Local Plan Documents**

<b>SAMDev Plan Stage</b>	<b>Consultation period</b>
Issues and Strategic Options	23 <sup>rd</sup> January 2017 to 20 <sup>th</sup> March 2017
Scale and Distribution of Development	27 <sup>th</sup> October 2017 to 22 <sup>nd</sup> December 2017
Preferred Sites	29 <sup>th</sup> November 2018 to 8 <sup>th</sup> February 2019
Strategic Sites	1 <sup>st</sup> July 2019 to 9 <sup>th</sup> September 2019
Pre-Submission Draft	Current

- 3.4 Each consultation on the Local Plan was accompanied by a Sustainability Appraisal Report and a summary of that Report. Although each SA Report was provided for information, comments made were taken into account for the next appraisal process

### Local Plan objectives and contents

- 3.5 The role of the Shropshire Local Plan is to translate the National Planning Policy Framework's goal of sustainable development into a meaningful and positive framework at the local level to inform decision making for the benefit of the County.

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This relates to both strategic issues, such as the amount of growth proposed and how it is distributed and how the County moves towards a net zero carbon economy through to more detailed issues, such as the design and layout of new development and how environmental assets are to be protected.

- 3.6 The Plan seeks to provide a sustainable pattern of growth, responding to the varying scales, needs and functions of the County’s hierarchy of settlements. This means recognising the County’s diverse features and characteristics, including such factors as the Shropshire Hills AONB, the many designated heritage and natural environment assets and the presence of Green Belt, but also responding positively to a range of evidence which underpins many of the Local Plan’s policies.
- 3.7 The Local Plan covers a 22-year period from 2016 to 2038 with a vision that “In 2038 communities will be safe and healthy as Shropshire moves positively towards a zero carbon economy; all residents will be able to access well-designed, decent and affordable homes in the right location; economic productivity will be maximised through greater investment; and the County’s historic and natural environmental assets will be protected and enhanced”.
- 3.8 An outline of **the** contents of the Pre-Submission Draft Local Plan is set out in Table 3.2 below:

**Table 3.2 Pre-Submission Draft Local Plan contents**

<b>2. Introduction</b>
Shropshire’s Character
National Planning Policy Framework (NPPF)
The Shropshire Local Plan 2016 to 2038
Cross Boundary Issues and the Duty to Cooperate
Infrastructure
Neighbourhood Plans and Community Led Plans
<b>3.. Strategic Policies</b>
SP1. The Shropshire Test
SP2. Strategic Approach
SP3. Climate Change
SP4. Sustainable Development
SP5. High-Quality Design
SP6. Managing Housing Development
SP7. Managing Development in Community Hubs
SP8. Managing Development in Community Clusters
SP9. Managing Development in the Countryside
SP10. Shropshire Economic Growth Strategy
SP11. Delivering Sustainable Economic Growth and Enterprise
SP12. Whole Estate Plans
SP13. Strategic Planning for Minerals
SP14. Waste Management Infrastructure
<b>4. Development Management Policies</b>
Residential
DP1. Residential Mix
DP2. Self-Build and Custom-Build Housing



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DP3. Affordable Housing Provision
DP4. Affordable Exception Sites
DP5. Entry Level Exception Sites
DP6. Single Plot Exception Sites
DP7. Cross-Subsidy Exception Sites
DP8. Gypsy and Traveller Accommodation
Employment
DP9. Strategic Corridors
Retail and Leisure
DP10. Managing and Supporting Town Centres
DP11. Tourism, Culture and Leisure
Climate Change
DP12. Minimising Carbon Emissions
Natural Environment
DP13. The Natural Environment
DP14. Development in the River Clun Catchment
DP15. Green Infrastructure
DP16. Open Space
DP17. Landscaping of New Development
DP18. Landscape and Visual Amenity
DP19. Pollution and Public Amenity
Water
DP20. Water Resources and Water Quality
DP21. Water Efficiency
DP22. Flood Risk
DP23. Sustainable Drainage Systems
Historic Environment
DP24. Conserving and Enhancing the Historic Environment
Green Belt and Areas of Outstanding Natural Beauty
DP25. Green Belt and Safeguarded Land
DP26. Shropshire Hills Area of Outstanding Natural Beauty
Transport and Infrastructure
DP27. Infrastructure Provision
DP28. Broadband and Mobile Communications Infrastructure
DP29. Communications and Transport
Health and Wellbeing
DP30. Health and Wellbeing
Minerals and Waste
DP31. Mineral Safeguarding
DP32. Sites for Sand and Gravel Working
DP33. Managing Development and Operation of Mineral Sites
DP34. Waste Management Facilities
DP35. Landfill and Landraising Sites
5. Settlement Policies
S1. Albrighton Place Plan Area
S1.1. Development Strategy: Albrighton Key Centre
S1.2. Community Hubs: Albrighton Place Plan Area
S1.3. Community Clusters: Albrighton Place Plan Area
S1.4. Wider Rural Area: Albrighton Place Plan Area
S2. Bishop's Castle Place Plan Area
S2.1. Development Strategy: Bishop's Castle Key Centre

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S2.2.	Community Hubs: Bishop's Castle Place Plan Area
S2.3.	Community Clusters: Bishop's Castle Place Plan Area
S2.4.	Wider Rural Area: Bishop's Castle Place Plan Area
S3.	Bridgnorth Place Plan Area
S3.1.	Development Strategy: Bridgnorth Key Centre
S3.2.	Community Hubs: Bridgnorth Place Plan Area
S3.3.	Community Clusters: Bridgnorth Place Plan Area
S3.4.	Wider Rural Area: Bridgnorth Place Plan Area
S4.	Broseley Place Plan Area
S4.1.	Development Strategy: Broseley Key Centre
S4.2.	Community Hubs: Broseley Place Plan Area
S4.3.	Community Clusters: Broseley Place Plan Area
S4.4.	Wider Rural Area: Broseley Place Plan Area
S5.	Church Stretton Place Plan Area
S5.1.	Development Strategy: Church Stretton Key Centre
S5.2.	Community Hubs: Church Stretton Place Plan Area
S5.3.	Community Clusters: Church Stretton Place Plan Area
S5.4.	Wider Rural Area: Church Stretton Place Plan Area
S6.	Cleobury Mortimer Place Plan Area
S6.1.	Development Strategy: Cleobury Mortimer Key Centre
S6.2.	Community Hubs: Cleobury Mortimer Place Plan Area
S6.3.	Community Clusters: Cleobury Mortimer Place Plan Area
S6.4.	Wider Rural Area: Cleobury Mortimer Place Plan Area
S7.	Craven Arms Place Plan Area
S7.1.	Development Strategy: Craven Arms Town
S7.2.	Community Hubs: Craven Arms Place Plan Area
S7.3.	Community Clusters: Craven Arms Place Plan Area
S7.4.	Wider Rural Area: Craven Arms Place Plan Area
S8.	Ellesmere Place Plan Area
S8.1.	Development Strategy: Ellesmere Key Centre
S8.2.	Community Hubs: Ellesmere Place Plan Area
S8.3.	Community Clusters: Ellesmere Place Plan Area
S8.4.	Wider Rural Area: Ellesmere Place Plan Area
S9.	Highley Place Plan Area
S9.1.	Development Strategy: Highley Key Centre
S9.2.	Community Hubs: Highley Place Plan Area
S9.3.	Community Clusters: Highley Place Plan Area
S9.4.	Wider Rural Area: Highley Place Plan Area
S10.	Ludlow Place Plan Area
S10.1.	Development Strategy: Ludlow Town
S10.2.	Community Hubs: Ludlow Place Plan Area
S10.3.	Community Clusters: Ludlow Place Plan Area
S10.4.	Rural Area Allocations: Ludlow Place Plan Area
S11.	Market Drayton Place Plan Area
S11.1.	Development Strategy: Market Drayton Key Centre
S11.2.	Community Hubs: Market Drayton Place Plan Area
S11.3.	Community Clusters: Market Drayton Place Plan Area
S11.4.	Rural Area Allocations: Market Drayton Place Plan Area
S12.	Minsterley and Pontesbury Place Plan Area
S12.1.	Development Strategy: Minsterley & Pontesbury Community Hubs.
S12.2.	Community Clusters: Minsterley and Pontesbury Place Plan Area

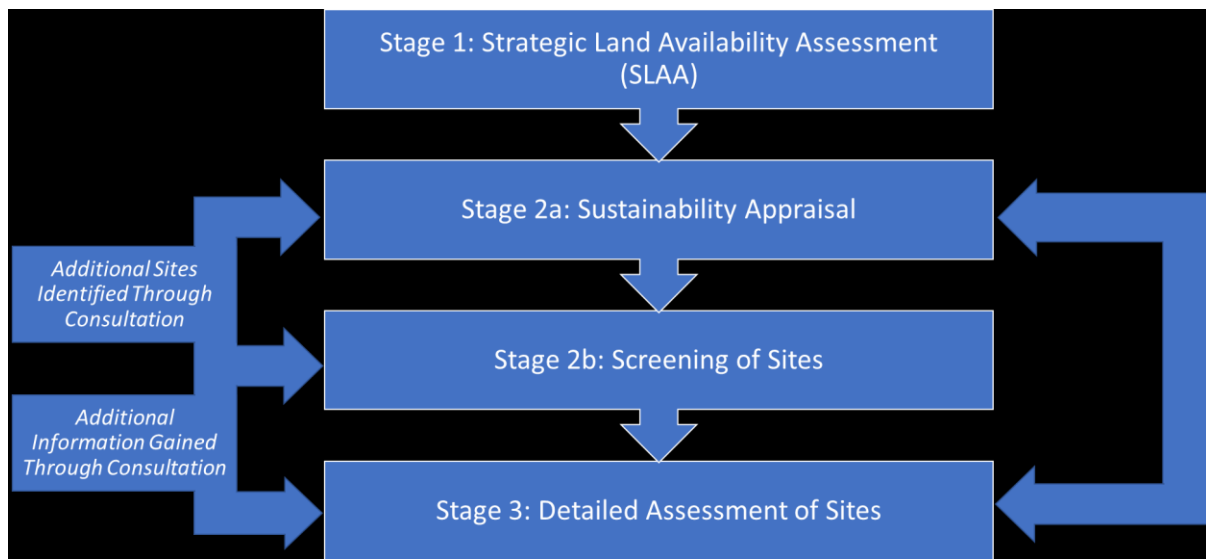
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S12.3. Wider Rural Area: Minsterley and Pontesbury Place Plan Area
S13. Much Wenlock Place Plan Area
S13.1. Development Strategy: Much Wenlock Key Centre
S13.2. Community Hubs: Much Wenlock Place Plan Area
S13.3. Community Clusters: Much Wenlock Place Plan Area
S13.4. Wider Rural Area: Much Wenlock Place Plan Area
S14. Oswestry Place Plan Area
S14.1. Development Strategy: Oswestry Principal Centre
S14.2. Community Hubs: Oswestry Place Plan Area
S14.3. Community Clusters: Oswestry Place Plan Area
S14.4. Wider Rural Area: Oswestry Place Plan Area
S15. Shifnal Place Plan Area
S15.1. Development Strategy: Shifnal Town
S15.2. Community Hubs: Shifnal Place Plan Area
S15.3. Community Clusters: Shifnal Place Plan Area
S15.4. Wider Rural Area: Shifnal Place Plan Area
S16. Shrewsbury Place Plan Area
S16.1. Development Strategy: Shrewsbury Strategic Centre
S16.2. Community Hubs: Shrewsbury Place Plan Area
S16.3. Community Clusters: Shrewsbury Place Plan Area
S16.4. Wider Rural Area: Shrewsbury Place Plan Area
S17. Wem Place Plan Area
S17.1. Development Strategy: Wem Key Centre
S17.2. Community Hubs: Wem Place Plan Area
S17.3. Community Clusters: Wem Place Plan Area
S17.4. Wider Rural Area: Wem Place Plan Area
S18. Whitchurch Place Plan Area
S18.1. Development Strategy: Whitchurch Principal Centre
S18.2. Community Hubs: Whitchurch Place Plan Area
S18.3. Community Clusters: Whitchurch Place Plan Area
S18.4. Wider Rural Area: Whitchurch Place Plan Area
<b>6. Strategic Settlement Policies</b>
S19. Strategic Settlement: Clive Barracks, Tern Hill
S20. Strategic Settlement: Former Ironbridge Power Station
<b>7. Strategic Site Policy</b>
S21. Strategic Site: RAF Cosford
<b>Appendices</b>
Appendix 1: Status of Core Strategy and Site Allocations and Management of Development (SAMDev) Plan Policies
Appendix 2: Status of Site Allocations and Management of Development (SAMDev) Plan Allocations
Appendix 3: Key Evidence Informing Local Plan Policies
Appendix 4: Delivery and Monitoring Local Plan Policies
Appendix 5: Residential Development Guidelines and Residential Supply
Appendix 6: Employment Development Guidelines and Employment Land Supply
Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations

## Chapter 4 The Local Plan Site Assessment Process.

4.1. The Sustainability Appraisal of sites forms part of a wider site assessment process which informs the selection of land for allocation in the Local Plan. The Local Plan site assessment process considers a much larger number of factors than the site SA process, but the outcomes of the site SA are a key component of it. The processes were carried out in parallel during the preparation of the Local Plan, with the results of the site SA feeding into the final selection of sites for allocation. Diagram 4.1 below shows how the two processes fit together.

**Diagram 4.1: Relationship between the site assessment and site SA process**



Site Assessment Process	
Stage 1: The Strategic Land Availability Assessment (SLAA)	Stage 1 consisted of a strategic screen and review of sites.
Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.	
Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.	
Stage 2a: Sustainability Appraisal	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
Stage 2b: Screening of Sites	Stage 2b consisted of a screening exercise informed by consideration of a site's availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
Stage 3: Detailed site review	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the Sustainability Appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of

	infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. This stage of assessment was an iterative process.
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## Stages of the Local Plan site assessment process

### Stage 1: The Strategic Land Availability Assessment (SLAA)

- 4.2. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 4.3. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

### Assessing Suitability:

- 4.4. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 4.5. Determination of a site's strategic suitability was undertaken through consideration of numerous factors, including:
- The site's consistency with the Local Plan.
  - The site's location and surroundings, including proximity to the development boundary/built form.
  - The site's boundaries and the extent to which these boundaries are defensible.
- 4.6. Site specific factors, including physical limitations to development, such as:
- The topography of the site;
  - The site's ground conditions;
  - The ability to access the site;
  - Flood risk to the site or its immediate access;
  - The agricultural land quality of the site;
  - Hazardous risks, pollution or contamination of the site;
  - Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
  - Other physical constraints, which may impact on development/levels of development.
- 4.7. The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site\*. Including consideration of factors such as:
- The impact on internationally and nationally designated sites and assets;
  - The impact on important trees and woodland, including ancient woodland; and
  - The impact on public open spaces.

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- Whether the site is located within the Green Belt.
- Legal covenants affecting the site.
- Market/industry and community requirements in the area.

*\*Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

*\*Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

*It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.*

*It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.*

#### **Reflecting upon the above factors**

- 4.8. If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation\*, then it was viewed as being currently suitable – subject to further detailed assessment for the particular use or mix of uses.
- 4.9. If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan\*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through mitigation\*\*, then it was viewed as being not currently suitable but future potential – subject to further detailed assessment.
- 4.10. If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being not suitable.

- 4.11. If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being not suitable.

\*As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.

\*\*As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.

#### **Assessing Availability:**

- 4.12. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”<sup>1</sup>.
- 4.13. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
  - The Local Plan Review; or
  - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
  - Or where:
  - There has been a recent Planning Application (whether successful or not) for the relevant use; or
  - Officers have particular knowledge about a site’s availability.

#### **Assessing Achievability (including Viability)**

- 4.14. As SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability was undertaken to inform the Local Plan.

#### **Conclusion**

- 4.15. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 4.16. Sites were effectively divided into three categories, these were:
- Rejected sites:**
- The site is considered unsuitable; and/or
  - The site is considered to be unavailable; and/or

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<sup>1</sup> CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- The site is considered unachievable/unviable.

**Long Term Potential - Subject to Further Detailed Assessment:**

- The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
- There is uncertainty about the site's availability; and/or
- There is uncertainty about the site's achievability/viability.

**Accepted - Subject to Further Detailed Assessment:**

- The site is considered currently suitable – subject to further detailed assessment; and
- The site is considered available; and
- The site is considered achievable/viable

- 4.17. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a 'Call for Sites'; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

**Stage 2a: Sustainability Appraisal.**

- 4.18. The methodology for this is described in Chapter 2 of this document and the results are given in Chapters 5, 6, 7, 8 and 9

**Stage 2b: Screening of sites**

- 4.19. Stage 2b of the Site Assessment process involved screening of identified sites. This screen was informed by consideration of a site's availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

- 4.20. Specifically, sites did not proceed to Stage 3 of the site assessment process where: **There was uncertainty about whether the site is available for relevant forms of development.** A site was generally considered to be available where it had been actively promoted for residential or mixed-use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It was also considered to be available for residential development where there was record of a recent planning application for residential or mixed-use development on the site (whether successful or not); or where officers had particular knowledge about a site's availability.

Where relevant, a site was considered to be available for employment development where had been actively promoted for employment or mixed-use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It was also considered to be available for employment development where there had been a recent planning application for employment or mixed-use development on the site (whether successful or not); or where officers had particular knowledge about a site's availability.

**The site was less than a specified site size (unless there was potential for allocation as part of a wider site). These site sizes are:**



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- 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
- 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
- 0.5ha for other Strategic/Principal/Key Centres

**The strategic assessment of the site identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.**

\*Significant physical constraints:

1. *Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*
2. *The majority of the site contains an identified open space.*
3. *The site can only be accessed through an identified open space.*
4. *The topography of the site is such that development could not occur (this has been very cautiously applied).*
5. *The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).*
6. *The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).*
7. *The site is more closely associated with the built form of an alternative settlement*

\*\*Significant natural environment/heritage constraints:

1. *The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.*
2. *The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.*

Please Note:

Within the assessment, commentary is provided about the site's strategic suitability where a site was rejected within the SLAA.

- 4.21. Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.

### **Stage 3 Detailed site review**

4.22. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was an iterative process informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways\*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3, officers considered best available evidence\*, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

*\*The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

*\*\*It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:  
The value/significance of any identified assets.*

*The relationship between the site and any identified assets.*

*Potential impact on any identified assets resulting from development / redevelopment of the site.*

*If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*

*Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; Level 2 Strategic Flood Risk Assessment, Water Cycle Study and Green Belt Review.*

*A Habitats Regulations Assessment.*

*Consideration of infrastructure requirements and opportunities.*

*Other strategic considerations\* and professional judgement.*

*\*Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered*

*through the Level 2 Strategic Flood Risk Assessment (SFRA). Only where the Level 2 SFRA indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

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- 4.23. Once initial conclusions were reached within Stage 3 of the Site Assessment process, the results of Stage 2a (the Sustainability Appraisal) process were considered before proposals were finalised.

## Chapter 5: The Issues and Options SA.

- 5.1. Options for the level and distribution of growth for housing and employment in the Local Plan comprised the first stage in the preparation of the Local Plan and were subject to public consultation between 23rd January 2017 and 20th March 2017.

The document was subject to SA and a full report can be found at on the Council's website. This chapter presents the sustainability scores for the Housing Requirement Options (1, 2 and 3), the Strategic Distribution of Housing Options (A, B and C) and the Economic Growth and Employment Options (1, 2 and 3). A written summary accompanies each table.

- 5.2. The rural policy section of the Issues and Strategic Options document was not subject to SA because at this stage, there were no distinct options which could be compared in a meaningful way. This approach is supported by NPPG **Error! Bookmark not defined.** which states that 'The sustainability appraisal needs to compare all reasonable alternatives including the preferred approach and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the Local Plan were not to be adopted'. It defines reasonable alternatives as 'the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.'
- 5.3. SA was carried on the approach to the rural area in the Preferred Scale and Distribution of Development Local Plan stage as the approach became more clearly defined.

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<b>Housing Requirement Option 1: Moderate growth</b>
This option represents a total housing requirement of around <b>26,250 dwellings</b> over the plan period which equates to 1,325 dwellings as an annual average

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	As this level of growth is lower than current policy requirements it is likely to have a positive effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats.
2: Encourage a strong and sustainable economy throughout Shropshire	-	-	-	A lower amount of housing than that provided for in the adopted Local Plan is unlikely to provide opportunities to create more jobs or ensure a balanced supply of employment land.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	-	-	-	The decrease in the amount of housing provided compared with current policy requirements makes it unlikely that the housing needs of all sections of society in terms of location, affordability and adaptability will be met.
4: Promote access to services for all sections of society	-	-	-	As many services require a critical population mass to be sustainable it is likely that the provision and accessibility of some such as schools, Post Offices and play areas will decline.
5: Encourage the use of sustainable means of transport	-	-	-	This option is unlikely to provide many opportunities to maintain or improve access to public transport.
6: Reduce the need of people to travel by car	+	+	+	Less development compared to current policy requirements may have a positive effect on car use.
7: Support active and healthy communities.	0	0/-	0/-	Since many recreational activities are based on the natural environment (which may be positively affected by this option), overall activity levels may remain similar to the current situation. However, opportunities to focus development in locations with good access to health facilities and to support existing, or provide new, leisure or cultural activities may be reduced in the medium to long term.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality	?	?	?	The location of development will have most influence on soil quality. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution.
10: Reduce flood risk and improve flood management	+	+	+	Lower levels of development are more likely to be accommodated in areas of low flood risk.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.
12: Reduce carbon dioxide emissions	0	0	0	Fewer opportunities for the use of renewable energy may be balanced by reduced energy consumption arising from a lower level of housing.
13: Promote adaptation and mitigation to climate change	-	-	-	The amount of new large-scale habitats gained through development is likely to be lower in this option than the others, so reducing the contribution this can make to adapting and mitigating climate change.
14: Promote efficient use of natural resources	+	+	+	As this option represents the lowest level of growth, it is likely to provide the best opportunity to use previously developed land or to re-use existing buildings. It will also use the lowest amount of primary aggregates.
15: Conserve and enhance features and areas of heritage value and their setting	+/?	+/?	+/?	A lower potential for harm to existing heritage assets and their settings may be offset by reduced opportunities to contribute to their better management.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option is likely to cause the least

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
				change to existing landscape character and local distinctiveness.

**Summary for Housing Requirement Option 1**

It is likely that this level of growth will have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire. It is also likely to reduce the need to travel by car, be more capable of being accommodated in areas of low flood risk, promote the efficient use of natural resources and conserve and enhance landscape character and local distinctiveness. A lower potential for harm to heritage assets and their settings may be offset by reduced opportunities to contribute to the better management of the historic environment.

There may be little or no net effect carbon dioxide emissions and the location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution.

As this option proposes a lower level of growth than the current Local Plan, there are likely to be negative effects on Shropshire’s economy and on opportunities to provide a sufficient amount of good quality housing to meet the needs of all sections of society. In addition, since many services and facilities require a critical population mass, there may be a negative impact on the provision of, and access to some of these. Although overall physical activity levels may not change, opportunities to focus development in locations with good access to health facilities and to support existing, or provide new, leisure or cultural activities may be reduced in the medium to long term. Finally, this option is unlikely to encourage the use of sustainable means of transport or to offer many opportunities to adapt to or mitigate the effects of climate change.

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<b>Housing Requirement Option 2: 'Significant Growth'</b>
This option represents a total housing requirement of around <b>27,500 dwellings</b> over the plan period which equates to 1,375 dwellings as an annual average

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	As this option is similar to current policy requirements, present trends in the range of plants and animals and the quality and extent of wildlife habitats in Shropshire are unlikely to change
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	Since this option represents the same level of housing as the adopted Local Plan it is likely to represent little change to current economic trends.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The existing baseline situation is unlikely to change in that evidenced housing needs would be met, and progress would continue to be made in delivering affordable housing.
4: Promote access to services for all sections of society	0	0	?/-	The relatively modest levels of growth in this option are likely to maintain the existing situation in respect of access to services and amenities in the short term. However, as many of these facilities require a critical mass to be sustainable there may be a decline in their provision in the long term.
5: Encourage the use of sustainable means of transport	0	0	0	This option is unlikely to change the current situation with respect to the use of public transport and the prevalence of walking or cycling to work.
6: Reduce the need of people to travel by car	+	+	+	It is likely that the numbers of houses envisaged in this option can be accommodated in accessible locations.
7: Support active and healthy communities.	0	0	-/0	As many formal leisure and cultural activities need a particular population level to be sustainable, there may be a decline in their provision in the long term. However, as many recreational activities are based on the natural environment (which is likely to be less affected by this option), overall activity levels may remain similar to the current situation.
8: Protect and improve soil quality	?	?	?	The location of development will have most influence on soil quality. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas.



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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution.
10: Reduce flood risk and improve flood management	0	0	0	The baseline situation is unlikely to change for flood risk and opportunities to improve flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/0	?/0	?/0	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.
12: Reduce carbon dioxide emissions	0	0	0	The current baseline with respect to carbon dioxide emissions is likely to remain the same.
13: Promote adaptation and mitigation to climate change	0	0	0	Opportunities to adapt and mitigate climate change are likely to remain similar to the present.
14: Promote efficient use of natural resources	0	0	0	Opportunities to use previously developed land and/or existing building and the use of amount of primary aggregates are likely to stay at present levels.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	There current situation with respect to the conservation and enhancement of the historic environment is likely to continue
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option is unlikely to change current trends.

### Summary for Housing Requirement Option 2

It is likely that this number of houses can be accommodated in accessible locations, thus reducing the need of people to travel by car. However, as this option proposes a similar number of houses over the same length of time as the adopted Local Plan, it is likely that the current situation will be maintained for the following sustainability objectives: protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; encouraging a strong and sustainable economy; providing a sufficient amount of good quality housing; encouraging the use of sustainable means of transport; reducing flood risk and improving flood management; reducing carbon dioxide emissions; adapting to and mitigating climate change; promoting the efficient use of natural resources; conserving and enhancing heritage features and their settings and conserving and enhancing landscape character and local distinctiveness.

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Whilst physical activity levels may not change over the plan period, the provision of some leisure and cultural facilities may decline in the long term, since population levels may not be sufficient to maintain them. Similarly, the accessibility of some health-related services and

The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution.

<b>Housing Requirement Option 3: High Growth</b>				
This option represents a total housing requirement of around <b>28,750 dwellings</b> over the plan period that equates to 1,437 dwellings as an annual average.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-/?	-/?	The higher levels of growth in this option mean that larger amounts of greenfield land will need to be released. This is likely to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire in the medium and long term. However, if this level of growth allows a smaller number of large sites to come forward, then a master-planning approach on these sites may offer opportunities for biodiversity gains.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	There are likely to be good opportunities to create a balanced supply of employment land and/or more or higher value jobs.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The higher level of housing offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability.
4: Promote access to services for all sections of society	+	+/?	+/?	This option offers good opportunities to support existing services such as schools, doctor's surgeries, shops and play areas in the medium to long term. If a smaller number of larger sites are allocated, this may allow a master-planning approach to be adopted. This may enable increased

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
				provision of services such as renewable energy and broadband in the medium to longer term.
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	The scale of development in this option may require new transport infrastructure. If this is focussed on existing public transport hubs, the use of sustainable means of transport may be encouraged.
6: Reduce the need of people to travel by car	-	-/?	-/?	It is likely to be more difficult to focus higher levels of new development in current accessible locations. There thus may be a negative effect on the objective of reducing the need to travel by car. However, the scale of development may be large enough to support new or existing public transport solutions to counter this.
7: Support active and healthy communities.	0	+	+	A larger amount of development is likely to provide opportunities for new leisure, recreational and cultural activities in the medium to long term.
8: Protect and improve soil quality	?	?	?	The distribution of development will have most influence on soil quality. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	Higher levels of growth mean that it may not be possible to locate all new development in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities for flood management measures.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
13: Promote adaptation and mitigation to climate change	?/+	?/+	?/+	If this higher level of growth means that a smaller number of large sites come forward, then a master-planning approach may enable the creation of relatively larger areas of new habitats. Otherwise, such opportunities to mitigate and adapt to climate change will be more dependent on the location of allocated sites.
14: Promote efficient use of natural resources	-	-	-	This level of housing will use more land than the other options and so opportunities to use previously developed land or existing buildings are likely to be more limited. Similarly, this option will use more primary aggregates.
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	Housing growth may lead to the loss of, or harm to, heritage features and their settings but depending on the location and design, development also enables better management of the historic environment. Higher levels of growth have the potential to cause more harm, but equally, the associated increased economic benefits may offer good opportunities to enhance heritage assets and provide for their better management.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option is unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

### Summary for Housing Requirement Option 3

This higher level of growth offers significant opportunities to provide a sufficient amount of good quality housing to meet the needs of all sections of society. It is also likely to promote access to existing services such as schools or shops with the potential to increase provision of these significantly in the medium to long term.

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The economy is likely to benefit from this option and there may be good opportunities for new leisure, recreational and cultural facilities. Economies of scale may also contribute to an increased provision of energy from renewable sources, whilst supporting reductions in energy consumption and promoting energy efficiency.

The scale of development in this option may require new transport infrastructure. If this is focussed on existing public transport hubs, the use of sustainable means of transport may be encouraged. In addition, if this higher level of growth means that a smaller number of large sites are allocated this may enable the creation of relatively large areas of new habitats. Otherwise, such opportunities to mitigate and adapt to climate change will be more dependent on individual site location.

As larger amounts of greenfield land will need to be released, there may be a negative effect on the range of plants and animals and quality and extent of wildlife habitats. A master- planning approach to larger sites (if they are allocated, see above) may provide opportunities for biodiversity gains to offset such losses.

It is likely to be more difficult to focus this level of growth in accessible locations so it may not be possible to reduce the need of people to travel by car. However, new or existing public transport solutions may counter this (see above). It may also not be possible to locate all new development in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities to improve flood management.

This level of housing will use more land than the other options and so opportunities to use previously developed land or existing buildings are likely to be more limited. Similarly, this option will use more primary aggregates. Higher levels of growth also have the potential to cause harm to heritage assets and their settings but equally, the associated increased economic benefits may offer opportunities to provide for the better management of the historic environment. This option is unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution.

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**Strategic Distribution Option A: Current Policy - Rural Rebalance**

This option provides a continuation of the current Core Strategy Policy CS1. This option is most closely aligned with actual levels of housing delivery seen over the previous 10 years and represents the aspiration for 'rural rebalance' as advocated in the Core Strategy and SAMDev. Monitoring shows that the current policy framework is working effectively.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	As the distribution of development is the same as current policy requirements there is likely to be little change in current trends in the range of species and the quality and extent of habitats in Shropshire.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This option is likely to ensure an appropriate and balanced supply of employment land.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	The higher percentage of housing delivered in the rural areas compared to the other options offers the greatest opportunity to reflect the requirements of all sections of society for housing in terms of location and affordability.
4: Promote access to services for all sections of society	0	0	0	The existing provision and accessibility of services and amenities is unlikely to change.
5: Encourage the use of sustainable means of transport	0	0	0	There is likely to be little change in existing transport infrastructure.
6: Reduce the need of people to travel by car	0	0	0	This option is unlikely to alter the current situation with respect to the use of public transport and the prevalence of walking or cycling to work.
7: Support active and healthy communities.	0	0	0	Existing patterns of leisure and recreational activities and the provision of health and cultural activities are unlikely to change.
8: Protect and improve soil quality	?	?	?	The present baseline is likely to be maintained.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	This distribution of growth is likely to be capable of being accommodated without affecting existing water quality or causing water pollution
10: Reduce flood risk and improve flood management	?/0	?/0	?/0	The effect on flood risk and opportunities to improve flood management will depend on the location of sites. Land allocated in the current Local Plan is not in

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
				areas of high flood risk so it may be possible to achieve a similar outcome with this option
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/0	?/0	?/0	The location of allocated sites will have the greatest influence on air quality e.g. development within or close to an Air Quality Management Area is likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation.
12: Reduce carbon dioxide emissions	0	0	0	Current trends in carbon emissions are likely to continue with this option.
13: Promote adaptation and mitigation to climate change	0	0	0	There is likely to be little change in the current level of opportunities to mitigate and adapt to climate change.
14: Promote efficient use of natural resources	0	0	0	The location of allocated sites will have the most effect on opportunities to use previously developed land or to re-use existing buildings. As this option is the same as current policy requirement there may be no change to present trends.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The current situation is likely to remain the same.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	Established trends are likely to continue.

**Summary for Strategic Distribution Option A**

This option is likely to ensure an appropriate and balanced supply of employment land and the higher percentage of housing delivered in the rural areas offers the greatest opportunity of all the options to reflect the requirements of all sections of society for housing in terms of location and affordability.

As this option proposes a similar number of houses over the same length of time as the adopted Local Plan, it is likely that the current situation will be maintained for the following sustainability objectives; protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; promoting access to services for all sections of society; encouraging the use of sustainable means of

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transport; reducing the need of people to travel by car; supporting active and healthy communities; reducing carbon dioxide emissions; adapting to and mitigating climate change; promoting the efficient use of natural resources; conserving and enhancing heritage features and their settings and conserving and enhancing landscape character and local distinctiveness.

The effect on flood risk and opportunities to improve flood management will depend on the location of sites. Land allocated in the current Local Plan is not in areas of high flood risk so it may be possible to achieve a similar outcome with this option.

The location of allocated sites is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution.

<b>Strategic Distribution Option B: Urban Focus</b>
This option provides a greater focus for growth around Shrewsbury and the market towns and key centres, with around 75% of growth to these areas. Whilst the rural area would continue to accommodate some growth, this would be at a level below current policy and past trends.

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	++	++	++	The majority of protected and priority habitats and species are found in the countryside. This option represents a decrease of 10% from current policy requirements in the rural area so is likely to have significant benefits for biodiversity.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	An increased focus on Shrewsbury and the market towns will provide significant economic benefits, helping to support existing businesses and providing opportunities to create more and/or higher value jobs.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	?/-	?/-	?/-	Although the needs of priority households might be met by the provision of more housing in Shrewsbury and the market towns this option provides the lowest level of housing in the rural area. As this is where the need for affordable housing is greatest there may be a negative effect.
4: Promote access to services for all sections of society	0	0	0	As many services and amenities such as schools and Post Offices require a certain population level to be viable, the increased focus on urban development may have a positive effect on their provision and accessibility. However, as this option delivers the least housing in the rural area, this may be balanced by a decrease in accessibility for those people who live in the countryside.



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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	+	+	A greater emphasis on urban centres provides the best opportunity to exploit existing transport infrastructure and improve access to public transport through the provision of new services in the medium to long term.
6: Reduce the need of people to travel by car	?/-	?/-	?/-	Although the higher levels of urban growth are likely to promote the provision of public transport in these areas, there may be an increase in car use by rural dwellers if services and amenities decline outside Shrewsbury and the market towns.
7: Support active and healthy communities. 7: Support active and healthy communities (cont)	++	++	++	More growth in Shrewsbury and the market towns is likely to provide the best opportunity to support and increase the provision of health, leisure and cultural facilities and services. At the same time, since many informal recreational activities rely on the natural environment, lower levels of growth in the rural area are most likely to maintain the quality and extent of the countryside.
8: Protect and improve soil quality	++	++	++	The greater focus on growth in the urban areas means that this option is likely to deliver the most benefits for soil quality compared to the other options.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	++	++	++	Since pollution from rural areas is the main issue affecting water quality in Shropshire, the emphasis on Shrewsbury and the market towns is likely to offer the best level of protection.
10: Reduce flood risk and improve flood management	?/0	?/0	?/0	The effect on flood risk and opportunities to improve flood management will depend on the location of sites. Land allocated in the current Local Plan is not in areas of high flood risk so it may be possible to achieve a similar outcome with this option
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The location of allocated sites will have the greatest influence on air quality e.g., development within or close to an Air Quality Management Area (AQMA) is likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. However, as all AQMAs are in urban areas this option is the most likely to have a negative impact.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	++	++	++	Higher growth levels for the urban areas may offer economies of scale that could support a greater provision of energy from renewable sources than the other options.
13: Promote adaptation and mitigation to climate change	+/0	+/0	+/0	More development in urban areas may provide opportunities to mitigate climate change through more extensive habitat creation measures but these may be balanced by reduced connectivity to existing ecological networks in the countryside.
14: Promote efficient use of natural resources	?/+	?/+	?/+	The location of allocated sites will have the most effect on opportunities to use previously developed land or to re-use existing buildings. However, such resources are more likely to be found in urban areas so there may be a positive effect.
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	Higher levels of growth in urban areas may lead to more harm or loss of heritage assets and their settings. However, sensitive site allocations and careful design may increase opportunities for the better management of the historic environment.
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	With its greater focus on urban areas, this option may offer the best opportunity to conserve and enhance landscape character. Equally, a reduced amount of housing in the rural area may allow local distinctiveness to be maintained.

**Summary for Strategic Distribution Option B**

This option is likely to have significant benefits for the following sustainability objectives: protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; encouraging a strong and sustainable economy; supporting active and healthy communities; protecting and improving soil quality; conserving and enhancing water quality; reducing carbon dioxide emissions and conserving and enhancing landscape character and local distinctiveness.

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A greater emphasis on urban centres provides the best opportunity of the three options to exploit existing transport infrastructure and improve access to public transport in the medium to long term. The location of allocated sites will have the most effect the use of previously developed land or existing buildings but as these are more likely to be found in urban areas, there may be a positive effect.

There may be little or no effect on the accessibility of services and the impact on flood risk and opportunities to improve flood management will depend on the location of sites. A greater proportion of development in urban areas may provide opportunities to mitigate climate change through more extensive habitat creation measures but these may be balanced by reduced connectivity to existing ecological networks in the countryside.

Although the needs of priority households may be met by the provision of more housing in Shrewsbury and the market towns, this option provides the lowest level of housing in the rural area. As this is where the need for affordable housing is greatest there may be a negative effect on the objective of meeting the housing needs of all sections of society. Similarly, although the higher levels of urban growth are likely to promote the provision of public transport in these areas, there may be an increase in car use by rural dwellers if services and amenities decline outside Shrewsbury and the market towns. Higher levels of growth in urban areas may also lead to more harm or loss of heritage assets and their settings. However, this negative impact could be offset if sensitive site allocations and careful design provide opportunities for the better management of the historic environment.

The location of allocated sites will have the greatest influence on air quality e.g., development within or close to an Air Quality Management Area (AQMA) is likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. However, as all AQMAs are in urban areas this option is the most likely to have a negative impact.

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**Strategic Distribution Option C: Balanced Growth**

This option effectively provides a middle ground between Options A and B, balancing needs and opportunities across the urban and rural areas. Compared to current policy, this option would accommodate more growth in Shrewsbury and less in the rural areas but would maintain a similar rate of growth in the market towns and key centres.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	The majority of protected and priority habitats and species are found in the countryside. This option represents a 5% decrease from current policy requirements in the rural area so is likely to have a positive effect on the range, extent and quality of plants and animals in Shropshire.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	As this option is similar to Option A in terms of its impact on the economy it is likely to have positive effect.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	?	?/-	?/-	Although the needs of priority households might be met by the provision of more housing in Shrewsbury, the rural area has a lower level of houses. As this is where the need for affordable housing is greatest there may be a negative effect over the medium to long term.
4: Promote access to services for all sections of society	+/?	+/?	+/?	The slightly higher levels of housing in Shrewsbury may encourage the provision of new services and amenities. As growth levels are the same as current policy requirements in market towns, this is likely to support the retention of existing services. There is uncertainty as to whether the lower levels of growth in the rural area will be offset by increased or maintained provision in the urban centres.
5: Encourage the use of sustainable means of transport	0	0	0	Although the overall level of growth in urban areas is higher than that provided for under current policies and so should provide opportunities to improve existing public transport infrastructure, this benefit may be balanced by a consequent reduction in provision in the rural area.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	+	+	+	This option offers an opportunity to direct development to the most sustainable urban and rural settlements and so is likely to reduce the need of people to travel by car.
7: Support active and healthy communities.	+	+	+	A higher level of growth in Shrewsbury may help to maintain the provision of health facilities which Shropshire's communities rely on whilst lower levels of growth in the rural area are likely to support informal recreational opportunities.
8: Protect and improve soil quality	+	+	+	As this option provides for less growth in the rural area, there are likely to be some benefits for soil quality
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since water resources are most affected by rural activities, locating more housing in Shrewsbury and the market towns is likely to provide some benefits.
10: Reduce flood risk and improve flood management	?	?	?	The effect on flood risk and opportunities to improve flood management will depend on the location of sites. Land allocated in the current Local Plan is not in areas of high flood risk so it may be possible to achieve a similar outcome with this option
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/0	?/0	?/0	The location of allocated sites will have the greatest influence on air quality e.g., development within or close to an Air Quality Management Area (AQMA) is likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. Even though all AQMAs are in urban areas, the relatively lower proportion of growth for Shrewsbury and the market towns mean that it may be possible to locate housing outside existing AQMAs whilst less development in the rural area may protect air quality more generally.
12: Reduce carbon dioxide emissions	+	+	+	This greater emphasis on urban development may allow greater economies of scale. This may provide some opportunities to increase the supply of energy from renewable sources.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	+	+	+	The levels of housing in urban areas may provide opportunities to mitigate climate change through more extensive habitat creation measures whilst still allowing for connectivity with existing ecological networks.
14: Promote efficient use of natural resources	?/+	?/+	?/+	The location of allocated sites will have the most effect on opportunities to use previously developed land or to re-use existing buildings. However, such resources are more likely to be found in urban areas so there may be a positive effect.
15: Conserve and enhance features and areas of heritage value and their setting	+/?	+/?	+/?	Modest levels of growth in Shrewsbury and the market towns could offer opportunities for the better management of the historic environment. However, this will only be of benefit if existing heritage features and their settings are protected from loss and harm.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	A decreased emphasis on development in the rural area is likely to provide less change in landscape character than option C whilst conserving elements of local distinctiveness.

**Summary for Strategic Distribution Option C**

This option is likely to have a positive effect on the following sustainability objectives; protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; encouraging a strong and sustainable economy; reducing the need of people to travel by car; supporting active and healthy communities; protecting and improving soil quality; conserving and enhancing water quality; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change and conserving and enhancing landscape character and local distinctiveness.

The slightly higher levels of housing in Shrewsbury may encourage the provision of new services and amenities. As growth levels are the same as current policy requirements in market towns, this option is likely to support the retention of existing services in these locations. However, there is uncertainty as to whether the lower levels of growth in the rural area will cause a loss of services in smaller settlements.

Relatively modest levels of growth in Shrewsbury and the market towns could offer opportunities for the better management of the historic environment. However, this will only be of benefit if existing heritage features and their settings are protected from loss and harm.

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Although the overall level of growth in urban areas is higher than that provided for under current policies and so should provide opportunities to improve existing public transport infrastructure, this benefit may be balanced by a consequent reduction in provision in the rural area.

Since the need for affordable housing is greatest in the rural area and this option proposes a lower level of housing than current policy requirements, there may be a negative effect over the medium to long term on the provision of a sufficient amount of good quality housing to meet the needs of all sections of society.

The location of allocated sites is likely to have the most influence on conserving air quality and reducing the risk of air pollution, flood risk and opportunities to improve flood management and on opportunities to use previously developed land or to re-use existing buildings.

<b>Economic Growth Option 1: Significant Growth</b>
This option continues the current strategic approach in the adopted Local Plan for the 20-year period from 2016 to 2036, maintaining the current level of aspiration and rolling forward the existing employment land requirement to 2036 to provide a comparable level of employment land to that in the current Plan and delivering a similar level of new jobs to 2036

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	As the level of growth is the same as current policy requirements there is likely to be little change in current trends in the range of species and the quality and extent of habitats in Shropshire
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This option is likely to provide an appropriate and balanced supply of employment land and support existing businesses in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	There is likely to be little or no change in the provision of good quality housing.
4: Promote access to services for all sections of society	0	0	0	This option is unlikely to alter the current baseline.
5: Encourage the use of sustainable means of transport	0	0	0	The current patterns of sustainable transport use are unlikely to alter

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	0	0	0	Current patterns of car use are unlikely to change
7: Support active and healthy communities.	0	0	0	There is likely to be little or no effect on the provision of health, leisure and recreational facilities.
8: Protect and improve soil quality	0	0	0	This option is unlikely to alter the current baseline.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	Current trends are likely to continue.
10: Reduce flood risk and improve flood management	0	0	0	There is likely to be little change in flood risk or in opportunities for better flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.
12: Reduce carbon dioxide emissions	0	0	0	This option is likely to maintain current trends.
13: Promote adaptation and mitigation to climate change	0	0	0	Opportunities to mitigate and adapt to climate change are likely to remain at the same level as present.
14: Promote efficient use of natural resources	0	0	0	Trends in resource efficiency are likely to continue as they are now.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The current situation with respect to the conservation and management of the historic environment is likely to be maintained.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This option is unlikely to alter current trends.

**Summary for Economic Growth Option 1**

This option is likely to provide an appropriate and balanced supply of employment land and support existing businesses in Shropshire.



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There may be little or no effect on the following sustainability objectives: protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; the provision of a sufficient amount of good quality housing; the accessibility of services; encouraging the use of sustainable means of transport; reducing the need to travel by car; supporting active and healthy communities; protecting and improving soil quality; conserving and enhancing water quality; reducing flood risk and improving flood management; reducing carbon dioxide emissions; adapting to and mitigating climate change; promoting the efficient use of natural resources; conserving and enhancing heritage features and their settings and conserving and enhancing landscape character and local distinctiveness.

The location of allocated sites is likely to have the most influence on conserving air quality and reducing the risk of air pollution.

<b>Economic Growth Option 2: High Growth</b>				
This option seeks to establish a revised strategic approach for the 20-year period from 2016 to 2036, to create a higher level of aspiration supported by an appropriate employment land requirement, providing a higher level of employment land supply and delivering a higher level of new jobs.				
<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-	-	A higher level of employment land is likely to have an adverse impact on the range of plants and animals and the extent and quality of wildlife habitats in Shropshire.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	Existing businesses will be supported, and the economically active population boosted, delivering significant benefits for Shropshire's economy.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	There is likely to be little or no change in the provision of good quality housing.
4: Promote access to services for all sections of society	?/0	?/0	?/0	The increase in employment land may stimulate better broadband provision but this will depend on the nature of the businesses. The current provision of services such as schools, doctor's surgeries, parks and play areas is likely to stay the same.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	+	+	+	This option is likely to offer the best opportunity to exploit existing public transport infrastructure and to co-ordinate development with future infrastructure provision as it provides the largest amount of allocated land.
6: Reduce the need of people to travel by car	-	-	-	Depending on the location, higher levels of employment land are likely to increase the need to travel by car.
7: Support active and healthy communities.	0	0	0	There is likely to be little or no effect on the provision of health, leisure and recreational facilities.
8: Protect and improve soil quality	?/-	?/-	?/-	The impact on soil quality is dependent on the location of the extra employment land. As this option provides for flexible rural development, there may be a negative impact.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?/-	?/-	?/-	Depending on how much employment land is allocated in the rural area, there may be a negative effect on water quality and an increased risk of water pollution.
10: Reduce flood risk and improve flood management	-	-	-	Increased levels of employment land may make it more difficult to avoid areas of flood risk.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/0	?/0	?/0	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.
12: Reduce carbon dioxide emissions	+	+	+	The greater amount of allocated land in this option may provide efficiencies of scale and promote the provision of energy from renewable sources.
13: Promote adaptation and mitigation to climate change	+	+	+	An increased level of employment land may offer opportunities to create greater amounts of new habitats as a means of mitigating and adapting to climate change.
14: Promote efficient use of natural resources	-	-	-	This option will use more land than the other options and so opportunities to use previously developed land or existing buildings are likely to be the most limited of all the options. Similarly, this option will use more primary aggregates.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	The greater spread of employment land across principal towns and the rural area in this option has the potential for the most adverse effect on the historic environment.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	The increased emphasis on a larger number of settlements for higher levels of employment land is likely to cause the most impact on landscape character and local distinctiveness.

**Summary for Economic Growth Option 2**

This option is likely to have a significant positive effect on Shropshire’s economy. It is also likely to encourage the use of sustainable means of transport, reduce carbon emissions and promote adaptation and mitigation to climate change.

There is likely to be little or no change in the provision of both good quality housing to meet the needs of all sections of society and health, leisure and recreational facilities.

The increase in employment land may stimulate better broadband provision but this will depend on the nature of the businesses. The current provision of services such as schools, doctor’s surgeries, parks and play areas is likely to stay the same.

A higher level of employment land is likely to have an adverse impact on the range of plants and animals and the extent and quality of wildlife habitats in Shropshire and depending on location, to increase the need to travel by car. More allocated land may make it more difficult to avoid areas of flood risk and opportunities to use previously developed land or re-use existing buildings are likely to be the most limited by this option. The greater geographical spread of employment land has the potential for the most adverse effect on the historic environment and is likely to cause the most impact on landscape character and local distinctiveness. Similarly, as this option provides for flexible rural development there may be a negative impact on soil and water quality.

The location of allocated sites is likely to have the most influence on conserving air quality and reducing the risk of air pollution.

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**Economic Growth Option 3: Productivity Growth**

This option seeks to establish a new strategic approach for the 20-year period from 2016 to 2036, to capture the potential for new investment in Shropshire and to seek to influence the structure of the economy, the productivity of its sectors and the range, type and quality of new employment. This option would create a higher aspiration to provide more ‘higher value’ jobs whilst potentially setting a lower employment land requirement and a lower overall provision of new jobs.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	A lower requirement for employment land is likely to have a beneficial effect on the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.
2: Encourage a strong and sustainable economy throughout Shropshire	+/?	+/?	+/?	This option seeks to change the employment offer in Shropshire towards higher value jobs but there is uncertainty as to whether such significant changes will be achieved even in the long term.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	There is likely to be little or no change in the provision of good quality housing.
4: Promote access to services for all sections of society	+	+	+	A restructuring of Shropshire’s economy may increase the provision and connectivity of broadband services.
5: Encourage the use of sustainable means of transport	?	?	?	The location of any higher value jobs created through this option will have the greatest impact on the demand for sustainable transport.
6: Reduce the need of people to travel by car	+/?	+/?	+/?	This option seeks to target the provision of employment land in those principal towns where investment demand is most likely to be expressed. If these are also the most accessible locations, so there may be reduction in the need to use the car for travelling to work.
7: Support active and healthy communities.	0	0	0	There is likely to be little or no effect on the provision of health, leisure and recreational facilities.
8: Protect and improve soil quality	+	+	+	This option is likely to have the least impact on soil quality as it has a lower requirement for employment land.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	As pollution from rural areas has a greater effect on water quality in Shropshire than other issues, the focus on a smaller number of principal towns and less allocated land in this option may lead to a positive effect on water quality and pollution risk.
10: Reduce flood risk and improve flood management	+/?	+/?	+/?	The emphasis on providing employment land in the principal towns where investment demand is most likely to be expressed may mean it is easier to avoid areas of flood risk, but this is still dependant on the actual location.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The location of development is likely to have the greatest influence on the impact on air quality e.g. development within or close to an Air Quality Management Area (AQMA) is likely to have a negative effect whereas development elsewhere is unlikely to change the current situation.
12: Reduce carbon dioxide emissions	+	+	+	An emphasis on higher quality jobs may lead to a reduction in energy consumption.
13: Promote adaptation and mitigation to climate change	0	0	0	Opportunities to mitigate and adapt to climate change are likely to remain at the same level as present.
14: Promote efficient use of natural resources	+	+	+	This option is likely to offer the most efficient use of resources because of its focus on higher quality jobs rather than more land.
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	A greater concentration of less development across fewer settlements may cause the least harm or loss of heritage assets and their settings.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	As this option uses the least amount of land it is likely to have the lowest impact of all 3 options on landscape character and local distinctiveness

### Summary for Economic Growth Option 3

This option is likely to have a beneficial effect on the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. A restructuring of Shropshire's economy may increase the provision and connectivity of broadband services. The lower requirement for employment land is likely to have the least impact of the three options on soil quality and an emphasis on higher quality jobs may lead to a reduction in energy consumption. The re-structuring of the economy may offer the most efficient use of natural resources and a greater concentration of less land across fewer settlements may cause the least harm to heritage assets and their settings and landscape character and local distinctiveness.

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As pollution from rural areas has a greater effect on water quality in Shropshire than other issues, the focus on a smaller number of principal towns and less allocated land may lead to a positive effect on water quality and pollution risk.

A change in the employment offer towards higher value jobs will support the economy but there is uncertainty as to whether such significant changes will be achieved even in the long term. The targeting of employment land in those principal towns where investment demand is most likely to be expressed may lead to a reduction in the need travel to work by car. This greater focus on larger settlements may also make it easier to avoid areas of flood risk.

There is likely to be little or no change in the provision of both good quality housing to meet the needs of all sections of society and on health, leisure and recreational facilities. Likewise, opportunities to mitigate and adapt to climate change are likely to remain at the same level as present.

The location of any higher value jobs created through this option will have the greatest impact on the use of sustainable transport, as it will on the conservation and enhancement of air quality and on reducing the risk of air pollution.

## Chapter 6: Preferred Scale and Distribution of Development SA

- 6.1 The Preferred Scale and Distribution of Development document was the second stage in the preparation of the Local Plan. Public consultation on it took place between 27<sup>th</sup> October 2017 and 22<sup>nd</sup> December 2017.
- 6.2 The document was subject to SA and a full report, including the scoring matrices can be found in the SA Report Preferred Options Scale and Distribution of Development document on Shropshire Council's website. This chapter presents a summary of the sustainability scores for.
- Housing Requirement
  - Preferred Employment Land Requirement
  - Wem Settlement Strategy Distribution of Development
  - Rural Settlements: Community Hubs and Community Clusters
  - Managing Development in Community Hubs
  - Managing Development in Community Clusters
  - Residential Development in the Wider Countryside
  - Non-Residential Development in the Wider Countryside
  - Shrewsbury Settlement Strategy
  - Bridgnorth Settlement Strategy
  - Ludlow Settlement Strategy
  - Market Drayton Settlement Strategy
  - Oswestry Settlement Strategy
  - Whitchurch Settlement Strategy
  - Albrighton Settlement Strategy
  - Bishop's Castle Settlement Strategy
  - Broseley Settlement Strategy
  - Church Stretton Settlement Strategy
  - Cleobury Mortimer Settlement Strategy
  - Craven Arms Settlement Strategy
  - Ellesmere Settlement Strategy
  - Highley Settlement Strategy
  - Much Wenlock Settlement Strategy
  - Shifnal Settlement Strategy
  - Wem Settlement Strategy

A written summary accompanies each table.

- 6.3 Sections 5 (Green Belt Review), 7 (Other Development Requirements) and the 'other strategic sites' part (paragraphs 2.20 to 2.22) of the Preferred Options: Scale and Distribution of Development document were not subject to SA at this stage because there were no distinct options which could be compared in a meaningful way. This approach is supported by NPPG **Error! Bookmark not defined.** which states that 'The sustainability appraisal needs to compare all reasonable alternatives including the preferred approach and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the Local Plan were not to be adopted'. It defines reasonable alternatives as 'the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.'

- 6.4 SA was carried out on the proposals arising from the Green Belt Review and other development requirements at the Pre-Submission Draft Local Plan stage and on options for strategic sites at the Strategic Sites stage as these issues became more clearly defined in subsequent Local Plan documents.

#### Summary for Housing Requirement

High' housing growth of 28,750 dwellings, equivalent to an average delivery rate of 1,430 dwellings per year for the whole of Shropshire.

Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is 10,347 dwellings.

This option more than meets evidenced housing need and offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability. It is likely to support existing services such as schools, doctor's surgeries, shops and play areas in the medium to long term and to create a balanced supply of employment land and/or more or higher value jobs. It also is likely to support new leisure, recreational and cultural activities in the medium to long term and economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.

The scale of development in this option may require new transport infrastructure. If this is focussed on existing public transport hubs, the use of sustainable means of transport may be encouraged. In addition, if this level of growth means that a smaller number of large sites come forward, then a master-planning approach may enable the creation of relatively larger areas of new habitats. Otherwise, such opportunities to mitigate and adapt to climate change will be more dependent on the location of allocated sites. The latter will also have the most influence on any impacts on air and water quality but development in the urban areas is likely to affect best and most versatile agricultural land the least.

The level of growth means that larger amounts of greenfield land may need to be released. This is likely to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats in the medium and long term. However, if a smaller number of large sites come forward, then a master-planning approach on these sites may offer opportunities for biodiversity gains. It may also be more difficult to focus this level of new development in accessible locations and there may be a negative effect on the objective of reducing the need to travel by car. However, the scale of development may be large enough to support new or existing public transport solutions to counter this. Higher levels of growth mean that it may not be possible to locate all new development in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities for flood management measures. Housing growth may lead to the loss of, or harm to, heritage features and their settings but depending on the location and design, development also enables better management of the historic environment.

Whilst the re-use of existing buildings and previously developed land may be encouraged, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. This option is also unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness



### Summary for Preferred Employment Land Requirement

Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year;

The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed.

This approach is likely to provide good opportunities to create more and higher value jobs, ensure an appropriate and balanced supply of employment land, maintain and support existing businesses, encourage regeneration and retain employment in Shropshire. The provision and connectivity of broadband or renewable energy is likely to increase in the medium to long term and access to and provision of services such as Post Offices and shops is likely to be supported. The use of existing public transport infrastructure is likely to be encouraged and in the medium to long term, there may be opportunities to co-ordinate development with future transport infrastructure provision. This level of growth may create economies of scale, thus offering opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.

There is likely to be no change to the current situation with respect to the provision of a sufficient amount of good quality housing, supporting active and healthy communities and promoting adaptation and mitigation to climate change. The distribution of development will have most influence on soil, water and air quality.

The relatively high land requirement in this option means that it is more likely that greenfield sites will need to be released. This is likely to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats in the medium and long term. However, if this level of growth allows a smaller number of large sites to come forward, then a master-planning approach on these sites may offer opportunities for biodiversity gains in the long term. Similarly, it is likely to be more difficult to focus this level of employment land in currently accessible locations and there may be a negative effect on the objective of reducing the need to travel by car. However, the scale of development may be large enough to support new or existing public transport solutions to counter this. It may also not be possible to locate all employment sites in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities for flood management measures. The level of growth in this option has the potential to cause harm to the significance of heritage assets, but equally, the associated increased economic benefits may support their sympathetic enhancement and better management.

Opportunities to use previously developed land or existing buildings are likely to be limited with this level of employment land whilst the use of primary aggregates is likely to increase. This option is also unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

### Summary for Distribution of Development

An 'Urban Focused' distribution of development:

- Shrewsbury – around 30%
- Principal Centres – around 24.5%
- Key Centres – around 18%
- Rural Areas – around 27.5%

Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations.

This option is likely to maintain and support existing businesses, retain employment in Shropshire and provide a good choice of housing in terms of location and affordability. Concentrating development in existing settlements should maximise access to services and amenities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities. There are likely to be good opportunities to exploit existing transport infrastructure and to maximise the reduction in the need for car-based transport. Existing health facilities are likely to be maintained and opportunities for new leisure, recreational and cultural activities may increase. Focussing development in the urban areas should minimise the amount of best and most versatile agricultural land and maximise the amount of brownfield land used for development. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer the highest level of protection to existing water resources. The economies of scale possible with this approach may promote opportunities for reducing energy consumption and the production of energy from renewable sources. An urban focus also maximises the potential to re-use existing buildings and land and makes the best use of existing infrastructure.

Focussing development in the urban areas is likely to minimise any harm to protected, priority, key or indicator habitats, plants, animals or birds. The potential to reduce flood risk and improve flood management, protect air quality and promote adaptation and mitigation to climate change is dependent on the location of allocated sites. Similarly, focussing development in the towns and larger settlements increases the likelihood of harm to the significance of heritage assets but also provides the best opportunities to contribute to their better management. The balance between these competing issues will depend on the location of allocated sites.

Whilst development in the more urban parts of the county is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints can help to maintain local distinctiveness and minimise losses of visual amenity, but it is unlikely to prevent localised changes in landscape character.

### Summary for Rural Settlements: Community Hubs and Community Clusters.

Sustainable rural settlements are considered to be:

Community Hubs:

Settlements which have a 'sufficient population' to maintain a range of services; facilities; and employment. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of these existing

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services; facilities and employment. It should also support the provision of new housing to meet local needs; services; facilities; and employment opportunities.

Community Clusters:

Smaller settlements which 'opt in' to receive development and offer or aspire to offer a range of services; facilities; and employment that together help to create contributing to a sustainable community. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of existing services; facilities; and employment. It should also help to support the provision of new housing to meet local needs; services; facilities; and employment opportunities where possible.

To 'opt in', Parish Council(s)/Parish Meeting(s) as the elected representatives of the community should propose the settlements to be designated as a Community Cluster to Shropshire Council.

This approach will contribute to meeting evidenced housing needs, provide a good range of locations and support the provision of affordable housing in the rural area, thus helping to meet the needs of priority households. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained or enhanced. Existing rural businesses are likely to be maintained and supported, as is access to public transport in the rural areas as well as alternative ways of working such as remote or internet working. There may be opportunities to co-ordinate development with future transport infrastructure provision. Community Hubs are considered to be sustainable locations and there may be a reduction in the need to travel by car whilst existing health and recreational facilities are likely to be supported. There is likely to be an increase in Hub and Cluster settlement's sustainability.

This approach may improve the connectivity of those habitats which help to mitigate the effects of climate change in the medium to long term, but this will depend on the location of development sites as will the impact on air quality. The location of sites will also have the most effect on flood risk. However, national policy provides a framework to direct development to areas of lowest risk. Although new development in rural locations offers opportunities for domestic renewable energy installations, the limited scale of these is unlikely to be sufficient to alter current trends. There may be an adverse effect on water quality, but this option also offers opportunities to remediate existing problems and/or prevent further deterioration of aquatic ecosystems and associated wetlands.

Development in Community Hubs and Community Clusters is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, provided national and current local plan policies (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) are followed, harm to natural assets should be minimised. As much of Shropshire's best and most versatile agricultural land is in the rural areas, there may be an adverse effect on soil quality. Although development in Community Hubs and Clusters may encourage the re-use of existing buildings these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. There is a higher risk of loss of, or harm to, the significance of heritage features and their settings. However, national policy and current local plan policy seek to conserve and enhance the significance of heritage assets, including the contribution made by setting, so substantial harm is likely to be avoided and less than substantial harm minimised. Whilst careful design which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character

### Summary for Managing Development in Community Hubs

In Community Hubs, appropriate development will be encouraged on sustainable sites within the development boundary identified on the Policies Map where:

1. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
  - i. Local landscape character and visual amenity; and
  - ii. The need to maintain the integrity of strategically important gaps between settlements; and
  - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12\*; and
  - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13\*; and
  - v. Relevant policies on sustainable design and development principles; and
  - vi. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
3. Sites of five or more dwellings provide an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
  - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
  - ii. Appropriate accommodation for families; and
  - iii. For the needs of particular elements of society, such as the elderly.
4. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
5. Existing affordable housing and rural exception sites within Community Hubs will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
6. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
7. It is consistent with the settlement development guideline, which is a significant policy consideration. Specifically, the development proposal in combination with any existing commitments; allocations; and completions (since 31<sup>st</sup> March 2016) does not result in a development guideline being exceeded. Where this would be the case, decisions will have regard to:
  - i. The likelihood of delivery of outstanding commitments and allocations; and
  - ii. The individual and cumulative impact of the proposed development in the settlement; and
  - iii. The overall cumulative increase to the size of the settlement and the number of other developments contributing to the housing guideline in close

- proximity to the proposed development site, in the interests of seeking to avoid the over-development of settlements; and
- iv. The benefits arising from the proposed development; and
  - v. The presumption in favour of sustainable development.

Open market residential development outside of the development boundary of a Community Hub will only be considered appropriate in situations where it is shown that the settlement's development guideline will not be met, subject to the considerations above. In such circumstances any potential site must reflect the nature, character and size of a settlement.

- 8. Cumulatively, non-residential development, in combination with any existing commitments; allocations and completions (since 31<sup>st</sup> March 2016) complements the size; character; and function of the settlement.

\*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

This approach will contribute to meeting evidenced housing needs and provide a good mix of types, sizes and tenures. The needs of priority households are likely to be accounted for through the provision of appropriate forms of affordable accommodation. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained or enhanced and existing rural businesses are likely to be supported. Access to public transport is likely to be maintained and there may be opportunities to co-ordinate development with future transport infrastructure provision. Community Hubs are considered to be sustainable locations so focussing development here is likely to reduce the need of people to travel by car. Alternative ways of working, such as internet or remote working are also likely to be supported and access to existing health, recreational and cultural facilities maintained.

The policy contains specific protection for biodiversity and heritage assets so harm to protected, priority, key or indicator habitats, plants, animals or birds and the historic environment is likely to be avoided. The requirement that development should respect the qualities of the local landscape and be sympathetic to local landscape character and visual quality provides a good safeguard against adverse impacts. Also, as the policy includes a requirement to meet infrastructure needs there is unlikely to be an adverse effect on water quality. There is unlikely to be any change to the current baseline for air quality, carbon dioxide emissions and opportunities to adapt to and mitigate climate change. The location of development sites will have the most effect on flood risk. However, national policy provides a framework to direct development to areas of lowest risk.

As much of Shropshire's best and most versatile agricultural land is in the rural area, there may be an adverse effect on soil quality and although the policy encourages redevelopment, any gains from this are likely to be offset by an increase in the use of primary aggregates in the medium to long term.

### **Summary for Managing Development in Community Clusters**

In Community Clusters, appropriate development will be encouraged on sites already allocated within the SAMDev Plan; suitable small-scale infill sites; or through the conversion of existing buildings within or immediately adjoining the built form of the settlement.

- i. A small-scale site is generally considered to be up to 3 dwellings or 0.1ha.

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- ii. An infill site consists of land with built development on at least two sides, which is also clearly within the built form of a settlement. It should not however result in a cramped form of development.
- iii. The rural area between Community Cluster settlements is considered countryside, where development is strictly controlled.

Development is considered to be appropriate in Community Clusters where:

1. It is well and clearly related to the existing built form of the settlement and will not result in an isolated form of development.
2. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
  - i. Local landscape character and visual amenity; and
  - ii. The need to maintain the integrity of strategically important gaps between settlements; and
  - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12\*; and
  - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13\*; and
  - v. National Green Belt policy; and
  - vi. Relevant policies on sustainable design and development principles; and
  - vii. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
3. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
4. Residential development provides an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
  - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
  - ii. Appropriate accommodation for families; and
  - iii. For the needs of particular elements of society, such as the elderly.
5. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
6. Existing affordable housing and rural exception sites within Community Clusters will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
7. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
8. Proposed development sites, considered in combination with existing commitments; allocations and completions (since 31<sup>st</sup> March 2016), complement the size; character; and function of the settlement. This will seek to avoid the over-development of settlements by assessing:
  - i. The individual and cumulative impact of the proposed development on the settlement; and
  - ii. The cumulative increase to the size of the settlement; and

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iii. The number of other development proposals in close proximity or adjacent to the proposal site; and  
The benefits arising from the development.

\*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

Existing rural businesses are likely to be maintained and supported and this approach will contribute to meeting evidenced housing needs through an appropriate mix of types, sizes and tenures. The needs of priority households are likely to be considered through the provision of appropriate forms of affordable accommodation. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained as is access to public transport. There may be opportunities to co-ordinate development with future transport infrastructure provision. Focussing development in Community Clusters is likely to support reductions in car travel as well as alternative ways of working, such as internet or remotely. Access to existing health, recreational and cultural facilities is likely to be maintained.

There is unlikely to be an adverse effect on water or soil quality as the policy restricts development to infill and conversions. The encouragement for conversion of existing properties may balance any extra demand for primary aggregates, or in some situations, have a positive effect. The policy contains specific protection for biodiversity and heritage assets so harm to protected, priority, key or indicator habitats, plants, animals or birds and the historic environment is likely to be avoided. Similarly, the requirement that development should respect the qualities of the local landscape and be sympathetic to local landscape character and visual quality also provides a good safeguard against adverse impacts. There is unlikely to be any change to the current baseline for air quality, carbon dioxide emissions and adaptation and mitigation to climate change. The location of development sites will have the most effect on flood risk, however, national policy provides a framework to direct development to areas of lowest risk.

### **Summary for Residential Development in the Wider Countryside**

To avoid new isolated homes in the countryside outside Community Hubs and Community Clusters, it is proposed that the current policy approach to development in the Countryside will continue. Development will therefore be limited to specific and very special circumstances, generally consistent with National Policy.

This development will include essential rural worker dwellings; appropriate residential conversions and replacement dwellings meeting defined criteria; development which would best protect and secure the future of heritage assets and exceptional dwellings meeting the very particular requirements in national policy. Affordable housing is not generally considered appropriate in isolated rural locations unless it is required to provide for a specialist need, such as that for essential rural workers in association with an existing business.

However, reflecting on the comments received during the Issues and Strategic Options Consultation, local criteria will address issues such as:

- Providing opportunities to 'build your own' affordable housing.
- Allowing for appropriate affordable rural exception sites in order to meet identified local need.

- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.

Current policy avoids harm to the natural environment by restricting the type and amount of development in the countryside. Employment opportunities in the rural area are supported so existing businesses are likely to be maintained whilst housing to meet the requirements of rural workers may be provided in appropriate locations. There is likely to be a positive effect on soil and water quality as the existing policy approach aims to protect agricultural land. It also permits development that respects the significance of heritage assets and the contribution made by their settings. Additionally, as inappropriate development in the rural area is strictly controlled, harm to landscape character, visual amenity and local distinctiveness is likely to be prevented.

There is likely to be no significant impact on the objectives of; promoting access to services for all sections of society; encouraging the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reducing the risk of air pollution; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change and promoting the efficient use of natural resources.

#### **Summary for Non-Residential Development in the Wider Countryside**

To promote a prosperous rural economy, the current policy approach to non-residential development in the Countryside outside Community Hubs and Community Clusters will continue.

Therefore, local policy will supplement national policy in responding to issues such as:

- Allowing small scale, new employment development to diversify the rural economy.
- Allowing rural businesses the opportunity to grow and diversify their enterprise to include the conversion / replacement of suitably located rural buildings.
- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.
- Supporting sustainable rural tourism.

The current approach avoids harm to the natural environment by restricting the type and amount of development in the countryside whilst supporting appropriate employment opportunities. It permits development that respects the significance of heritage assets and the contribution made by their settings and as inappropriate development in the rural area is strictly controlled, harm to landscape character, visual amenity and local distinctiveness is likely to be prevented.

There is likely to be no significant impact on the objectives of; providing a sufficient amount of good quality housing which meets the needs of all sections of society; promoting access to services for all sections of society; encouraging the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; protecting and improve soil quality; conserving and enhancing water quality in Shropshire and reducing the risk of water pollution; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reducing the risk of air pollution; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change and promoting the efficient use of natural resources.



### Summary for Shrewsbury Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 8,600 dwellings and around 91 hectares of employment development between 2016 and 2036.

Around 3,600 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review

A minimum of 50 hectares of additional employment land will need to be identified to support the economic growth objectives of the Local Plan Review.

The option is likely to ensure an appropriate and balanced supply of employment land and maintain and support existing businesses throughout the Plan period. It more than meets evidenced housing needs and is likely to offer a good range of locations for housing in the medium to long term. It should provide the highest level of affordable houses, support adaptability for an ageing population and help meet the needs of priority households. Opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to occur in the medium to long term. This level of growth is likely to; support existing public transport infrastructure and maintain or improve access to it in Shropshire as a whole; focus development where there is good existing access to health, leisure, recreational and cultural activities; offer the best opportunities to increase the provision of energy from renewable sources; support reductions in energy consumption and promote energy efficiency.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air and soil quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets.

Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Bridgnorth Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 1,500 dwellings and a minimum of 16 hectares of employment development between 2016 and 2036.

A further 912 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

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A minimum of 3 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Bridgnorth, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Bridgnorth is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Bridgnorth is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Bridgnorth maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Ludlow Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 1,000 dwellings and around 11 hectares of employment development between 2016 and 2036.

Therefore, a further 146 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Therefore, around 4 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

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This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Ludlow, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Ludlow is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Ludlow is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Ludlow maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Market Drayton Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 1,200 dwellings and around 13 hectares of employment development between 2016 and 2036.

A further 641 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 35 hectares of employment land is already committed in Market Drayton and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review

This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Market Drayton. It is likely to provide affordable houses, meet the needs of priority

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households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.

It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Oswestry Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 1,800 dwellings and around 19 hectares of employment development between 2016 and 2036.

A further 194 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 57 hectares of employment land is already committed in Oswestry and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.

Oswestry is an accessible location and this level of growth is likely to minimise the need for additional car-based transport and focus development where there is existing access to health, leisure, recreational and cultural activities.

The location of allocated sites will have the most influence on the following: access to amenities such as play areas and sports facilities; opportunities to enable more walking and cycling in the town; soil quality; flood risk; air quality and there may be an adverse effect on heritage assets.

The option is likely to ensure a balanced and appropriate supply of employment land and maintain the existing level of public transport infrastructure in Oswestry. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation. Similarly, the provision of services

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such as schools, doctor's surgeries and shops, levels of carbon dioxide emissions and opportunities to adapt to and mitigate climate change are likely to stay as they are now.

This level of growth contributes to Shropshire's evidenced housing need, but this positive effect may be balanced by a lower level of affordable housing. There may be an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. There may also be an increase in the use of primary aggregates and greenfield sites. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Whitchurch Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.

A further 554 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

The town already has two significant employment allocations as yet undelivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.

This level of growth will strongly contribute to the evidenced housing need, providing a variety of locations and a good level of affordable houses in Whitchurch. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced, as are opportunities to increase the provision or connectivity of services such as broadband or renewable energy. The level of existing public transport infrastructure in Whitchurch is likely to be maintained or improved and there may be opportunities to co-ordinate new development with future provision. Whitchurch is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is existing access to health, leisure, recreational and cultural activities.

Development in an urban setting such as Whitchurch maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reducing energy consumption

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets.

Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation. The option is likely to support the existing supply of employment land.

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The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Albrighton Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.

A further 241 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 5 hectares of employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Albrighton, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Albrighton is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Albrighton is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Albrighton maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

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The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Bishop's Castle Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.

A further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 3 hectares of employment land is already committed in Bishop's Castle and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.

This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Bishop's Castle. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.

It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Broseley Settlement Strategy**

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Development will balance the need for additional housing and employment accommodating around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.

A further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Broseley, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Broseley is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Broseley is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Broseley maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Church Stretton Settlement Strategy**



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Development will balance the need for additional housing and employment accommodating around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.

A further 131 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

The option is likely to maintain and support existing businesses and provide opportunities to create more or higher value jobs in Church Stretton. It may also minimise the need for additional car-based transport and development will be focussed where there is existing access to health, leisure, recreational and cultural activities.

The provision of services such as schools, doctor's surgeries and shops is likely to remain at current levels in the short to medium term but may reduce in the long term. A similar effect may be seen with existing levels of public transport infrastructure. This level of growth contributes to Shropshire's evidenced housing need, but this positive effect may be balanced by a lower level of affordable housing.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality; and reduce flood risk, but there may be an adverse effect on heritage assets.

It is unlikely that this option will alter the present or future baseline situation for water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth may have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. This level of growth is likely to result in an increase in the use of primary aggregates and greenfield sites. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Cleobury Mortimer Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 200 dwellings and around 2 hectares of employment development between 2016 and 2036.

A further 138 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

The option is likely to maintain and support existing businesses and provide opportunities to create more or higher value jobs in Cleobury Mortimer. It may also minimise the need for additional car-based transport and development will be focussed where there is existing access to health, leisure, recreational and cultural activities.

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The provision of services such as schools, doctor's surgeries and shops is likely to remain at current levels in the short to medium term but may reduce in the long term. A similar effect may be seen with existing levels of public transport infrastructure. This level of growth contributes to Shropshire's evidenced housing need, but this positive effect may be balanced by a lower level of affordable housing.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality; and reduce flood risk, but there may be an adverse effect on heritage assets.

It is unlikely that this option will alter the present or future baseline situation for water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth may have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. This level of growth is likely to result in an increase in the use of primary aggregates and greenfield sites. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

#### **Summary for Craven Arms Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.

A further 91 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 14 hectares of employment land is already committed in Craven Arms. This provision is focused in the north of the town to assist the relocation of the existing abattoir from the town centre and to create the proposed Newington Food Park. This proposal is expected to deliver critical infrastructure investment including the provision of a new junction onto the A49 with the possibility of closing the Long Lane level crossing and creating a new northern access road to serve the town. No further employment land needs to be identified to support the employment development objectives subject to an employment land review.

This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Craven Arms. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.

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It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Ellesmere Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 800 dwellings and around 8 hectares of employment development between 2016 and 2036.

A further 160 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 9 hectares of employment land is already committed in Ellesmere. No further employment land therefore needs to be identified to support the employment development objectives for the town subject to an employment land review.

This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Ellesmere. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.

It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local

distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### **Summary for Highley Settlement Strategy**

Development will balance the need for additional housing and employment accommodating around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.

A further 122 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Highley, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Highley is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Highley is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Highley maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Much Wenlock Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.

A further 105 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Much Wenlock, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Much Wenlock is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Much Wenlock is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Much Wenlock maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Shifnal Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 1,500 dwellings and around 16 hectares of employment development between 2016 and 2036.

A further 316 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 14 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Shifnal, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Shifnal is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Shifnal is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Shifnal maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### Summary for Wem Settlement Strategy

Development will balance the need for additional housing and employment accommodating around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.

A further 252 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Wem, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Wem is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Wem is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

Development in an urban setting such as Wem maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption.

Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.

The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## Chapter 7: Preferred Sites SA.

- 7.1. The Preferred Sites document was the third stage in the preparation of the Local Plan. Public consultation on it took place between 29<sup>th</sup> November 2018 and 8<sup>th</sup> February 2019.
- 7.2. The document was subject to SA and a full report, including the scoring matrices can be found in the SA Report Preferred Sites document on Shropshire Council's website. This chapter presents a summary
- 7.3. The Preferred Sites document covers 56 settlements: Shrewsbury (the Strategic Centre); 5 Principal Centres; 11 Key Centres and 39 Community Hubs. Housing sites are allocated in the majority of settlements whilst employment sites are only allocated in Bridgnorth, Ludlow, Oswestry, Shifnal and Shrewsbury. The site SA covers housing sites for all 56 settlements and employment sites where relevant. All sites are assessed in the context of that settlement (in common with the LPR site assessment process).
- 7.4. The majority of the information used in the site SA was derived from the Strategic Land Availability Assessment (SLAA). The SLAA is a technical assessment of the suitability, availability and achievability (including viability) of land for development. However, where other relevant evidence base information was available, it was used instead of the SLAA. Detailed information on landscape sensitivity was obtained from the Shropshire Landscape and Visual Sensitivity Study (LVSS) and accessibility information was supplemented by a separate GIS based exercise. Note: the methodology used for this differs from that used for the Highways assessment in the Local Plan site assessment process so the two are not directly comparable.
- 7.5. The site SA criteria from the SA Scoping Report were translated into an excel spreadsheet (shown below in Table 7.1) to enable each SLAA site to be assessed individually.

**Table 7.1: Excel spreadsheet used in Preferred Options site SA**

<b>Criteria</b>	<b>Criteria Description</b>	<b>Scoring Guide</b>	<b>Site Ref:</b>
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>	Yes = double minus score (--) No = zero score (0)	
	Special Area of Conservation		
	Ramsar Site		
	National Nature Reserve		
	Site of Special Scientific Interest		
	Ancient Woodland		
	Wildlife Site		
	Local Nature Reserve		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>	Yes = minus score (-) No = zero score (0)	
	1km of a Special Area of Conservation		
	1km of a Ramsar Site		
	500m of a National Nature Reserve		
	500m of a Site of Special Scientific Interest		
	500m of Ancient woodland		
	250m of a Wildlife Site		
	100m of a Local Nature Reserve		



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3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>		
	Children's playground	Yes = minus score (-) No = zero score (0)	
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>		
	Primary School	Yes = plus score (+) No = minus score (-)	
	GP surgery		
	Library (permanent or mobile library stop)		
	Leisure centre		
	Children's playground		
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
6	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	
12	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>		
	a World Heritage Site or its buffer zone	Yes = double minus score (--) No = zero score (0)	
	a Scheduled Monument		
	a Registered Battlefield		
	a Registered Park or Garden		
	a Conservation Area		
	a Listed Building		
13	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	
	300m of a Scheduled Monument		
	300m of a Registered Battlefield		
	300m of a Registered Park or Garden		

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	300m of a Conservation Area		
	100m of a Listed Building		
14	Site is wholly/partly classified as very high landscape sensitivity for <b>residential</b>	Double minus score (--)	
	Site is wholly/partly classified as high landscape sensitivity for <b>residential</b>	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>residential</b>	Zero score (0)	
	Site is wholly classified as low <b>landscape sensitivity</b> for <b>residential</b> or site is inside the development boundary	Plus score (+)	
	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (--)	
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)	
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site is inside the development boundary	Plus score (+)	
	Please note: where a site falls into more than one category, highest sensitivity category is recorded		
<b>Overall Sustainability Conclusion</b>			

- 7.6. Criteria 5 was amended for employment sites to exclude proximity to a library and children's playground as they were not felt to be relevant for this use. Criteria 14 was applied differentially, depending on whether sites were being assessed for residential or employment use. The first 4 categories were used for residential and the last 4 for employment. Additionally, as the LVSS does not cover those SLAA sites remote from the development boundary it was not possible to score such sites under criteria 14.
- 7.7. All the SLAA sites in each of the 56 settlements were subject to SA for housing and those in Bridgnorth, Ludlow, Oswestry, Shifnal and Shrewsbury were also subject to SA for employment. However, a small number of sites were promoted after the SLAA and site SA was finalised so SA of these was not possible at the Preferred Options stage. SA was carried out for these sites at the Pre-Submission Draft Local Plan stage.
- 7.8. The negative and positive marks for each site were combined to give a numerical value. For those settlements with more than 10 SLAA sites, the lowest and highest values for that settlement were used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores
- 7.9. Those sites in the lowest third of the range were then rated as Poor, those in the middle third as Fair and those in the upper third as Good.
- 7.10. However, many smaller settlements have less than 10 SLAA sites. This made robust conclusions very difficult since a comparison of 3 SLAA sites (for example) using the equal division of a range loses its meaning. Instead, the numerical scores were provided for these settlements so that an empirical comparison could still be made.

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7.11. The rating for each SLAA site was used in the Local Plan Site Assessment process to inform the choice of preferred sites. The tables below summarise the results of the assessment: the proposed allocations shown in bold and highlighted grey. The full matrices are given in the Preferred Sites SA Report on the Council's website. Tables 7.2 and 7.3 show the SA ratings for the proposed allocations.

<b>Albrighton Housing SA Summary</b>	
ALB002	Fair
ALB003	Good
ALB005	Good
ALB007	Good
ALB008	Good
ALB009	Fair
ALB010	Poor
ALB013	Good
ALB014	Good
ALB015	Poor
ALB016	Poor
<b>ALB017</b>	<b>Fair</b>
ALB018	Good
ALB019	Poor
ALB020	Poor
<b>ALB021</b>	<b>Poor</b>
ALB022	Poor
ALB023	Fair
P32a	Fair
P32b	Poor
P32c	Fair
P35	Fair
P36a	Fair
P36b	Fair
P37a	Poor
P37b	Poor
P38	Fair
P39	Poor

<b>Bishop's Castle Housing SA Summary</b>	
BIS001	Fair
BIS004	Poor
BIS005	Fair
BIS006	Fair
BIS007	Fair

<b>Bishop's Castle Housing SA Summary</b>	
BIS008	Fair
BIS009	Fair
BIS010	Fair
BIS012	Fair
BIS013	Fair
BIS016	Fair
BIS017	Good
BIS018	Fair
BIS019	Good
BIS020	Good
BIS021	Fair
BIS023	Poor
BIS024	Poor
BIS025	Poor
BIS026	Fair
BIS027	Fair
<b>BIS028</b>	<b>Fair</b>
BIS029	Fair
BIS030	Fair

<b>Bucknell Housing SA Summary</b>	
BKL001	-6
BKL002	-11
BKL003	-8
BKL004	-11
BKL005	-5
BKL008	-17
<b>BKL008a</b>	<b>-12</b>
BKL009	-5
BKL010	-12
BKL011	-6

<b>Chirbury Housing SA Summary</b>	
<b>CHR001</b>	<b>-6</b>
<b>CHR002</b>	<b>-5</b>

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Clun Housing SA Summary	
CLU001	-4
CLU002	-10
CLU003	-6
CLU004	-7
<b>CLU005</b>	<b>Not assessed</b>

Worthen and Brockton Housing SA Summary	
WBR001	-4
WBR003	-10
WBR004	-2
WBR005	-6
WBR006	-2
<b>WBR007</b>	<b>-8</b>
<b>WBR008</b>	<b>-8</b>
WBR009	-4
WBR010	-2

Bridgnorth Housing SA Summary	
BRD001	Good
BRD003	Good
BRD005	Fair
BRD006	Fair
BRD006a	Fair
BRD011	Fair
BRD012	Good
BRD014	Fair
BRD016	Poor
BRD017	Fair
BRD019	Fair
BRD019a	Fair
BRD021	Fair
BRD022	Good
BRD023	Good
BRD024	Good
BRD025	Good
BRD026	Fair
BRD027	Good
BRD028	Fair
P52	Poor
P53b	Poor

Bridgnorth Housing SA Summary	
<b>P54</b>	<b>Poor</b>
P55	Fair
<b>P56</b>	<b>Fair</b>
<b>P58a</b>	<b>Fair</b>
P59	Fair
P61	Poor
P62	Poor
P63	Poor
ODY001	Fair
ODY002	Fair
ODY004	Fair
ODY007	Fair
ODY008	Fair
ODY009	Poor
ODY010	Poor
STC001	Fair
<b>STC002</b>	<b>Fair</b>
STC003	Fair
<b>STC004</b>	<b>Fair</b>
<b>STC005</b>	<b>Fair</b>
<b>STC006</b>	<b>Fair</b>

Bridgnorth Employment SA Summary	
BRD001	Good
BRD003	Good
BRD005	Fair
BRD006	Fair
BRD006a	Fair
BRD011	Fair
BRD012	Good
BRD014	Fair
BRD016	Poor
BRD017	Good
BRD019	Good
BRD019a	Good
BRD021	Fair
BRD022	Good
BRD023	Good
BRD024	Good
BRD025	Good
BRD026	Fair

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<b>Bridgnorth Employment SA Summary</b>	
BRD027	Good
BRD028	Fair
P52	Poor
P53b	Poor
<b>P54</b>	<b>Poor</b>
P55	Fair
<b>P56</b>	<b>Poor</b>
<b>P58a</b>	<b>Fair</b>
P59	Fair
P61	Poor
P62	Poor
P63	Poor
ODY001	Fair
ODY002	Poor
ODY004	Fair
ODY007	Fair
ODY008	Fair
ODY009	Poor
ODY010	Poor
STC001	Fair
<b>STC002</b>	<b>Fair</b>
STC003	Fair
<b>STC004</b>	<b>Fair</b>
<b>STC005</b>	<b>Fair</b>
<b>STC006</b>	<b>Fair</b>

<b>Alveley Housing SA Summary</b>	
ALV002	Good
ALV003	Good
ALV004	Fair
ALV005	Fair
<b>ALV006</b>	<b>Good</b>
<b>ALV007</b>	<b>Good</b>
<b>ALV009</b>	<b>Good</b>
ALV010	Good
ALV011	Good
ALV012	Poor
ALV013	Good
P47	Fair
P71	Fair
P75	Fair
P76	Fair

<b>Alveley Housing SA Summary</b>	
P79	Poor

<b>Ditton Priors Housing SA Summary</b>	
DNP001	-10
DNP002	-3
DNP003	-2
DNP004	-1
DNP005	-7
DNP006	-6
DNP007	-6
DNP008	-2
<b>DNP009</b>	<b>-3</b>
DNP010	0
DNP011	-3

<b>Broseley Housing SA Summary</b>	
BEH001	Good
BEH002	Good
BEH006	Good
BEH007	Fair
BEH008	Good
BRO004	Good
BRO007	Good
BRO010	Good
BRO011	Poor
<b>BRO012</b>	<b>Fair</b>
BRO014	Poor
BRO015	Good
BRO020	Good
BRO021	Good
BRO022	Good
<b>BRO024</b>	<b>Fair</b>
BRO026	Fair
BRO027	Good
BRO029	Fair
BRO030	Fair
BRO031	Fair
BRO032	Fair
BRO033	Poor
BRO034	Fair
BRO036	Good
BRO037	Good

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<b>Broseley Housing SA Summary</b>	
BRO038	Good
BRO039	Good
<b>BRO040</b>	<b>Good</b>
<b>BRO041</b>	<b>Good</b>
JKD001	Poor
JKD002	Fair
JKD003	Fair

<b>Church Stretton Housing SA Summary</b>	
CST001	Good
CST002	Good
CST003	Good
CST004	Poor
CST005	Poor
CST006	Poor
CST007	Poor
CST008	Fair
CST009	Fair
CST010	Good
CST011	Fair
CST013	Poor
CST014	Poor
CST015	Poor
CST017	Good
CST018	Fair
<b>CST020</b>	<b>Poor</b>
<b>CST021</b>	<b>Fair</b>
CST023	Good
CST026	Fair
CST027	Poor
CST028	Fair
CST029	Poor
CST030	Fair
CST030A	Fair
CST031	Poor
CST032	Fair
CST033	Fair
CST034	Fair
CST035	Good
CST036	Poor
CST037	Fair
CST038	Good

<b>Cleobury Mortimer Housing SA Summary</b>	
CMO002	Fair
CMO003	Fair
CMO004	Fair
CMO005	Good
CMO006	Good
CMO009	Good
CMO010Z	Good
CMO017	Good
CMO018	Poor
CMO019	Good
CMO020	Poor

<b>Craven Arms Housing SA Summary</b>	
CRA001	Good
CRA002	Poor
CRA003	Fair
CRA004	Poor
CRA005	Fair
CRA006	Poor
CRA007	Poor
CRA010	Poor
CRA011	Poor
CRA012	Good
CRA014	Poor
CRA015	Poor
CRA016	Poor
CRA017	Poor
CRA018	Fair
CRA021	Good
CRA023	Poor
CRA024	Poor
CRA025	Poor
CRA026	Poor
CRA028	Fair
CRA029	Good
CRA030	Poor
CRA031	Fair
CRA032	Poor
CRA033	Poor

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<b>Ellesmere Housing SA Summary</b>	
ELL001	Good
ELL002	Good
ELL003	Fair
<b>ELL005</b>	<b>Fair</b>
ELL006	Poor
ELL007	Fair
<b>ELL008</b>	<b>Fair</b>
ELL009	Good
ELL010	Fair
ELL013	Good
ELL015	Fair
ELL019	Poor
ELL020	Fair
ELL024	Fair
ELL024a	Fair
ELL024b	Fair
ELL025	Good
ELL026	Fair
ELL027	Good
ELL028	Fair
ELL029	Fair

<b>Highley Housing SA Summary</b>	
HNN001	Poor
HNN002	Fair
HNN004	Fair
HNN006	Fair
HNN008	Fair
HNN009	Poor
HNN010	Good
HNN013	Poor
HNN014	Good
HNN015	Poor
<b>HNN016</b>	<b>Good</b>
HNN017	Fair
HNN018	Poor
HNN019	Fair
HNN021	Poor

<b>Ludlow Housing SA Summary</b>	
LUD001	Fair

LUD004	Poor
LUD005	Good
LUD010	Poor
LUD012	Fair
LUD013	Poor
LUD019	Good
LUD022	Good
LUD024	Good
LUD025	Fair
LUD027	Fair
LUD028	Fair
LUD032	Fair
LUD037	Fair
LUD038	Good
LUD040	Poor
LUD041	Fair
LUD042	Fair
LUD043	Poor
LUD044	Fair
LUD045	Poor
LUD046	Poor
LUD047	Poor
LUD048	Fair
LUD049	Fair
LUD050	Fair
LUD051	Poor
<b>LUD052</b>	<b>Poor</b>
LUD053	Poor
LUD054	Poor
LUD055	Fair
<b>LUD056</b>	<b>Not assessed</b>
<b>LUD057</b>	<b>Not assessed</b>

<b>Ludlow Employment SA Summary</b>	
LUD001	Fair
LUD004	Fair
LUD005	Good
LUD010	Poor
LUD012	Poor
LUD013	Poor
LUD019	Good
LUD022	Good
LUD024	Good

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<b>Ludlow Employment SA Summary</b>	
LUD025	Good
LUD027	Fair
LUD028	Fair
LUD032	Fair
LUD037	Poor
LUD038	Good
LUD040	Poor
LUD041	Fair
LUD042	Fair
LUD043	Poor
LUD044	Fair
LUD045	Poor
LUD046	Poor
LUD047	Poor
LUD048	Fair
LUD049	Fair
LUD050	Fair
LUD051	Poor
<b>LUD052</b>	<b>Poor</b>
LUD053	Poor
LUD054	Poor
LUD055	Fair

<b>Burford Housing SA Summary</b>	
BUR001	-10
BUR002	-12
BUR003	-10
BUR004	-5
BUR005	-10
BUR006	-10
BUR007	-11
BUR008	-11
BUR009	-11
SPH001	-11
SPH002	-11

<b>Clee Hill Housing SA Summary</b>	
CHK001	-4
<b>CHK002</b>	<b>-4</b>
CHK005	-8

<b>Market Drayton Housing SA Summary</b>	
LCA001	Poor
MDR001	Good
MDR002	Good
MDR003	Fair
MDR004	Good
MDR005	Good
<b>MDR006</b>	<b>Fair</b>
MDR007	Good
MDR008	Poor
MDR009	Poor
MDR010	Fair
<b>MDR012</b>	<b>Fair</b>
MDR013	Fair
MDR014	Poor
MDR015	Good
MDR016	Fair
MDR018	Fair
MDR019	Fair
MDR021	Fair
MDR023	Good
MDR025	Good
MDR026	Good
MDR027	Fair
MDR028	Fair
MDR029	Fair
MDR031	Fair
MDR032	Fair
<b>MDR034</b>	<b>Fair</b>
MDR037	Fair
MDR038	Poor
<b>MDR039</b>	<b>Poor</b>
MDR040	Fair
MDR041	Fair
MDR042	Fair
<b>MDR043</b>	<b>Poor</b>
MDR044	Fair
MDR045	Fair
MDR046	Fair
MDR047	Good

**Hinstock Housing SA Summary**



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HKW001	-2
HKW002	-6
HKW003	-10
HKW004	-3
HKW005	-3
HKW006	-2
<b>HKW009</b>	<b>-4</b>
HKW012	-9
HKW013	-10
HKW014	-12
HKW015	-9
HKW016	-11

<b>Hodnet Housing SA Summary</b>	
<b>HHH001</b>	<b>-9</b>
HHH002	-8
HHH003	-13
HHH005	-7
HHH010	-9
HHH012	-10
HHH013	-10
<b>HHH014</b>	<b>Not assessed</b>

<b>Woore/Irelands Cross Housing SA Summary</b>	
WIC001	0
WIC002	-3
WIC003	-2
WIC004	-6
WIC005	-3
WIC008	-4
WIC009	-2
WIC010	-9
WIC011	-10
WIC013	-13
WIC014	-3
WIC015	-8
WIC016	-10

<b>Minsterley Housing SA Summary</b>	
MIN003	-4
MIN004	-4
MIN006	-9
MIN007	-6

<b>Minsterley Housing SA Summary</b>	
MIN008	-7
MIN009	-7
MIN010	-6
MIN012	-10
MIN013	-6
MIN014	-12
MIN015	-5
MIN016	-7
<b>MIN018</b>	<b>-9</b>
MIN019	-5

<b>Pontesbury Housing SA Summary</b>	
PON001	Fair
PON002	Good
PON004	Good
PON005	Poor
<b>PON008</b>	<b>Poor</b>
PON009	Good
PON010	Good
PON011	Fair
PON012	Good
PON013	Good
PON014	Poor
PON015	Fair
PON016	Good
<b>PON017</b>	<b>Poor</b>
PON020	Poor
PON021	Good
PON022	Good
PON025	Good
PON027	Fair
PON028	Poor
PON029	Fair
<b>PON030</b>	<b>Poor</b>
PON031	Good
PON033	Fair
PON034	Poor
PON035	Fair
PON036	Good

<b>Much Wenlock Housing SA Summary</b>	
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MUW001	Fair
MUW002	Good
MUW003	Good
MUW006	Good
MUW007	Good
MUW008	Good
MUW009	Good
MUW010	Poor
MUW011	Poor
<b>MUW012</b>	<b>Fair</b>
MUW013	Poor
MUW014	Poor
MUW015	Good
MUW016	Fair
MUW017	Fair

Cressage Housing SA Summary	
CES001	-8
CES002	-4
CES003	-1
CES004	0
<b>CES005</b>	<b>-3</b>
<b>CES006</b>	<b>-1</b>

Oswestry Housing SA Summary	
MOR005	Fair
MOR008	Good
MOR009	Good
MOR010	Fair
MOR012	Fair
MOR013	Good
MOR014	Good
MOR015	Fair
MOR016	Fair
OSW015	Fair
<b>OSW017</b>	<b>Fair</b>
OSW018a	Fair
OSW021	Good
OSW023	Poor
OSW026	Fair
OSW027	Poor
OSW028	Poor
OSW029	Good

Oswestry Housing SA Summary	
OSW032	Fair
OSW037	Poor
OSW038	Fair
OSW040	Fair
OSW042	Fair
OSW043	Good
OSW044	Fair
OSW045	Good
OSW046	Fair
OSW047	Fair
OSW048	Poor
OSW049	Poor
OSW050	Fair
OSW051	Fair
OSW052	Poor
OSW053	Poor
OSW054	Poor
OSW055	Poor
OSW056	Poor
OSW057	Poor
OSW058	Fair
OSW060	Fair
OSW061	Poor
OSW062	Fair
OSW063	Fair
OSW064	Poor
OSW065	Fair
OSW068	Good
<b>PKH002</b>	<b>Fair</b>
<b>PKH007</b>	<b>Fair</b>
PKH008	Fair
PKH011	Poor
PKH012	Fair
PKH013	Fair
PKH016	Fair
PKH018	Fair
PKH020	Fair
PKH021	Fair
PKH022	Fair
PKH023	Fair
PKH025	Fair
PKH026	Fair

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<b>Oswestry Housing SA Summary</b>	
PKH027	Good
PKH029	Fair
PKH030	Fair
<b>PKH031</b>	<b>Not assessed</b>
PKH032	Fair

<b>Oswestry Employment SA summary</b>	
MOR005	Fair
MOR008	Good
MOR009	Good
MOR010	Fair
MOR012	Good
MOR013	Good
MOR014	Good
MOR015	Fair
MOR016	Fair
OSW015	Fair
OSW017	Fair
OSW018a	Fair
OSW021	Good
OSW023	Poor
OSW026	Fair
OSW027	Fair
OSW028	Poor
OSW029	Good
OSW032	Fair
OSW037	Fair
OSW038	Fair
OSW040	Fair
OSW042	Fair
OSW043	Fair
OSW044	Fair
OSW045	Fair
OSW046	Fair
OSW047	Fair
OSW048	Fair
OSW049	Fair
OSW050	Fair
OSW051	Fair
OSW052	Fair
OSW053	Fair

<b>Oswestry Employment SA summary</b>	
OSW054	Fair
OSW055	Fair
OSW056	Fair
OSW057	Fair
OSW058	Fair
OSW060	Fair
OSW061	Fair
OSW062	Good
OSW063	Fair
OSW064	Fair
OSW065	Fair
OSW068	Good
<b>PKH002</b>	<b>Fair</b>
<b>PKH007</b>	<b>Fair</b>
PKH008	Fair
PKH011	Fair
PKH012	Fair
PKH013	Fair
PKH016	Good
PKH018	Fair
PKH020	Good
PKH021	Fair
PKH022	Fair
PKH023	Fair
PKH025	Fair
PKH026	Fair
PKH027	Good
PKH029	Fair
PKH030	Fair
<b>PKH031</b>	<b>Not assessed</b>
PKH032	Good

<b>Gobowen Housing SA Summary</b>	
GWR001	4
GWR002	-2
GWR004	-6
GWR005	-5
GWR006	-7
GWR007	-7
<b>GWR009</b>	<b>-2</b>
GWR014	-2

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GWR018	-2
GWR020	-4
GWR022	-9
<b>GWR023</b>	<b>-8</b>
GWR024b	-8

<b>Kinnerley Housing SA Summary</b>	
KNN003	-4
KNN005	-3
KNN006	-2
KNN007	-3
KNN008	-3
KNN011	-3
KNN013	-4
KNN014	-2
KNN015	0
KNN016	-1
KNN017	-10
KNN019	-1

<b>Knockin Housing SA Summary</b>	
KCK001	-6
KCK002	-12
KCK003	-4
KCK004	-8
KCK005	-10
KCK008	-7
<b>KCK009</b>	<b>-8</b>

<b>Llanymynech Housing SA Summary</b>	
LYH003	-5
LYH004	-3
LYH006	-5
<b>LYH007</b>	<b>-8</b>

<b>Pant Housing SA Summary</b>	
PYC002	Fair
PYC003	Good
PYC005	Fair
PYC006	Poor
PYC007	Poor
PYC008	Fair

<b>Pant Housing SA Summary</b>	
PYC010	Fair
PYC011	Good
PYC012	Fair
PYC013	Fair
PYC014	Fair
PYC015	Fair
PYC016	Good
PYC017	Good
PYC018	Good
PYC019	Poor
PYC020	Fair
<b>PYC021</b>	<b>Fair</b>
PYC022	Fair

<b>Ruyton XI Towns Housing SA Summary</b>	
RUY001	Poor
RUY002	Poor
RUY005	Fair
RUY006	Good
RUY007	Good
RUY010	Fair
RUY011	Good
RUY012	Poor
RUY014	Good
RUY015	Good
RUY016	Good
<b>RUY019</b>	<b>Good</b>
RUY020	Good
RUY022	Good
RUY023	Fair
RUY024	Poor
RUY025	Poor
RUY026	Poor
RUY027	Fair
RUY028	Fair
RUY029	Fair

<b>St Martins Housing SA Summary</b>	
SMH001	Good
SMH002	Good
SMH004	Poor

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<b>St Martins Housing SA Summary</b>	
SMH006	Poor
SMH008	Fair
SMH009	Fair
SMH010	Fair
SMH011	Fair
SMH013	Fair
SMH016	Good
SMH017	Fair
SMH019	Good
SMH021	Poor
SMH022	Fair
SMH024	Fair
SMH025	Fair
SMH027	Fair
SMH028	Good
SMH030	Fair
<b>SMH031</b>	<b>Fair</b>
SMH032	Fair
SMH033	Fair
SMH034	Good
SMH035	Good
SMH036	Poor
SMH037	Fair
<b>SMH038</b>	<b>Fair</b>
SMH039	Poor
SMH040	Fair
SMH041	Fair

<b>West Felton Housing SA Summary</b>	
WEF001	Good
WEF002	Good
WEF003	Good
WEF004	Poor
WEF006	Fair
WEF008	Poor
WEF009	Fair
WEF010	Good
WEF011	Fair
WEF013	Fair
WEF014	Poor
WEF015	Good
WEF017	Good
WEF018	Poor
WEF020	Good
WEF021	Fair
WEF022	Fair
WEF023	Poor
WEF024	Poor
<b>WEF025</b>	<b>Fair</b>
WEF026	Good
WEF027	Poor
WEF028	Fair
WEF029	Poor
WEF030	Good
WEF031	Good

<b>Trefonen Housing SA Summary</b>	
TRF001	-4
TRF002	-13
TRF003	-4
TRF004	-10
TRF005	-11
TRF006	-1
TRF008	-2
TRF009	-3
TRF010	-12
TRF011	-3
TRF014	1
TRF015	-7
TRF017	0

<b>Weston Rhyn Housing SA Summary</b>	
<b>WRP001</b>	<b>-6</b>
WRP003	-6
WRP005	-7
WRP006	-8
WRP009	-6
WRP012	-6
WRP013	-7
WRP015	-10
WRP016	-9
<b>WRP017</b>	<b>-8</b>

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Whittington Housing SA Summary	
WHN001	Good
WHN002	Fair
WHN004	Fair
WHN005	Fair
WHN006	Fair
WHN007	Fair
WHN008	Fair
WHN010	Good
WHN011	Good
WHN012	Fair
WHN013	Fair
WHN014	Good
WHN016	Good
WHN017	Good
WHN018	Fair
WHN019	Good
WHN020	Fair
WHN023	Poor
<b>WHN024</b>	<b>Good</b>
WHN025	Good
WHN026	Poor
WHN027	Good
WHN028	Good

Shifnal Housing SA Summary	
P10	Poor
P15a	Poor
P15b	Poor
P16	Fair
P17a	Fair
P17b	Fair
SHF004	Good
SHF005	Good
SHF007	Poor
SHF009	Good
SHF013	Good
SHF015	Good
SHF016	Fair
SHF017	Fair
SHF018a	Fair

Shifnal Housing SA Summary	
SHF018b	Poor
SHF018c	Good
SHF019	Good
SHF021	Fair
<b>SHF022</b>	<b>Fair</b>
<b>SHF023</b>	<b>Fair</b>
SHF024	Poor
SHF025	Fair
SHF026	Poor
SHF027	Good
SHF028	Good
SHF029	Fair
<b>SHF032</b>	<b>Good</b>

Shifnal Employment SA Summary	
P10	Poor
P15a	Fair
P15b	Poor
P16	Fair
P17a	Fair
P17b	Fair
SHF004	Fair
SHF005	Good
SHF007	Fair
SHF009	Good
SHF013	Good
SHF015	Good
SHF016	Good
SHF017	Good
SHF018a	Fair
<b>SHF018b</b>	<b>Fair</b>
SHF018c	Good
<b>SHF018d</b>	<b>Not assessed</b>
SHF019	Good
SHF021	Fair
SHF022	Good
SHF023	Good
SHF024	Poor
SHF025	Fair
SHF026	Fair
SHF027	Good
SHF028	Good

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<b>Shifnal Employment SA Summary</b>	
SHF029	Good
SHF032	Good

<b>Shrewsbury Housing SA Summary</b>	
SHR002	Fair
SHR003	Fair
SHR004	Fair
SHR005	Fair
SHR006	Good
SHR007	Good
SHR008	Good
SHR011	Good
SHR012	Good
SHR014	Fair
SHR015	Good
SHR016	Good
SHR019	Fair
SHR020	Good
SHR023	Fair
SHR025	Poor
SHR026	Fair
SHR027	Poor
SHR031	Poor
SHR032	Fair
SHR035	Good
SHR037	Good
SHR038	Good
SHR040	Fair
SHR042	Fair
SHR044	Poor
SHR046	Poor
SHR053	Fair
SHR054a	Good
SHR055	Fair
SHR056	Poor
<b>SHR057</b>	<b>Fair</b>
SHR058	Poor
<b>SHR060</b>	<b>Good</b>
SHR063	Fair
SHR064	Fair
SHR065	Fair

<b>Shrewsbury Housing SA Summary</b>	
SHR066	Fair
SHR067	Good
SHR074	Good
SHR076	Fair
SHR077	Good
SHR081	Fair
SHR083	Fair
SHR084	Good
SHR085	Fair
SHR086	Good
SHR088	Fair
SHR093	Fair
SHR096	Fair
SHR099	Fair
SHR100	Poor
SHR103	Good
SHR104	Fair
SHR105	Fair
SHR106	Fair
SHR109	Poor
SHR110	Fair
SHR111	Fair
SHR115	Fair
SHR116	Fair
SHR117	Fair
SHR120	Good
SHR121	Fair
SHR123	Fair
SHR126	Fair
SHR127	Good
SHR131	Good
SHR132	Fair
SHR134	Fair
SHR139	Good
SHR140	Poor
SHR142	Poor
<b>SHR145</b>	<b>Fair</b>
SHR146	Good
SHR147	Good
SHR148	Fair
SHR149	Poor
SHR150	Fair

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<b>Shrewsbury Housing SA Summary</b>	
SHR154	Fair
SHR157	Poor
<b>SHR158</b>	<b>Poor</b>
SHR159	Fair
SHR160	Poor
<b>SHR161</b>	<b>Fair</b>
SHR162	Fair
SHR163	Fair
SHR164	Poor
SHR165	Good
SHR166	Fair
SHR167	Fair
SHR168	Fair
SHR169	Poor
SHR170	Poor
SHR171	Good
SHR172	Fair
SHR173	Fair
SHR174	Fair
SHR175	Fair
SHR176	Fair
<b>SHR177</b>	<b>Good</b>
SHR178	Fair
SHR179	Fair
SHR180	Good
SHR181	Fair
SHR182	Fair
SHR183	Fair
SHR185	Fair
SHR186	Fair
SHR187	Fair
SHR188	Poor
SHR189	Fair
SHR190	Fair
SHR191	Fair
SHR192	Poor
SHR193	Poor
SHR194	Fair
SHR195	Poor
SHR196	Fair
SHR197	Poor
SHR198	Poor

<b>Shrewsbury Housing SA Summary</b>	
SHR199	Poor
SHR200	Fair
SHR203	Fair
SHR204	Poor
SHR205	Fair
SHR206	Fair
SHR207	Fair
SHR208	Fair
SHR209	Poor
SHR210	Fair
SHR211	Good
SHR212	Fair
SHR213	Fair
SHR215	Poor
<b>SHR216</b>	<b>Poor</b>
SHR217	Good

<b>Shrewsbury Employment SA Summary</b>	
SHR002	Fair
SHR003	Fair
SHR004	Fair
SHR005	Poor
SHR006	Good
SHR007	Good
SHR008	Good
SHR011	Good
SHR012	Good
SHR014	Fair
SHR015	Fair
SHR016	Fair
SHR019	Good
SHR020	Good
SHR023	Fair
SHR025	Poor
SHR026	Fair
SHR027	Poor
SHR031	Poor
SHR032	Fair
SHR035	Good
SHR037	Good
SHR038	Good



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<b>Shrewsbury Employment SA Summary</b>	
SHR040	Fair
SHR042	Fair
SHR044	Poor
SHR046	Poor
SHR053	Fair
SHR054a	Fair
SHR055	Fair
SHR056	Poor
SHR057	Fair
SHR058	Poor
<b>SHR060</b>	<b>Good</b>
SHR063	Fair
SHR064	Fair
SHR065	Fair
SHR066	Fair
SHR067	Fair
SHR074	Good
SHR076	Fair
SHR077	Good
SHR081	Fair
SHR083	Good
SHR084	Good
SHR085	Fair
SHR086	Good
SHR088	Good
SHR093	Fair
SHR096	Fair
SHR099	Fair
SHR100	Poor
SHR103	Good
SHR104	Fair
SHR105	Fair
SHR106	Fair
SHR109	Poor
SHR110	Fair
SHR111	Fair
SHR115	Fair
SHR116	Fair
SHR117	Fair
SHR120	Good
SHR121	Fair
SHR123	Fair

<b>Shrewsbury Employment SA Summary</b>	
SHR126	Fair
SHR127	Good
SHR131	Good
SHR132	Fair
SHR134	Fair
SHR139	Good
SHR140	Poor
SHR142	Poor
SHR145	Good
SHR146	Good
SHR147	Good
SHR148	Fair
SHR149	Poor
SHR150	Fair
SHR154	Fair
SHR157	Poor
<b>SHR158</b>	<b>Fair</b>
SHR159	Fair
SHR160	Poor
<b>SHR161</b>	<b>Fair</b>
SHR162	Poor
SHR163	Fair
SHR164	Poor
SHR165	Good
<b>SHR166</b>	<b>Fair</b>
SHR167	Fair
SHR168	Fair
SHR169	Poor
SHR170	Poor
SHR171	Good
SHR172	Good
SHR173	Fair
SHR174	Poor
SHR175	Fair
SHR176	Fair
SHR177	Good
SHR178	Fair
SHR179	Fair
SHR180	Good
SHR181	Fair
SHR182	Fair
SHR183	Fair

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<b>Shrewsbury Employment SA Summary</b>	
SHR185	Fair
SHR186	Fair
SHR187	Fair
SHR188	Poor
SHR189	Fair
SHR190	Fair
SHR191	Fair
SHR192	Poor
SHR193	Poor
SHR194	Fair
SHR195	Poor
SHR196	Fair
SHR197	Fair
SHR198	Poor
SHR199	Poor
SHR200	Fair
SHR203	Fair
SHR204	Poor
SHR205	Fair
SHR206	Fair
SHR207	Fair
SHR208	Fair
SHR209	Poor
SHR210	Fair
SHR211	Good
SHR212	Fair
SHR213	Fair
SHR215	Poor
SHR216	Poor
SHR217	Good

<b>Baschurch Housing SA Summary</b>	
BNP003	Good
BNP005	Good
BNP006	Fair
BNP007	Good
BNP008	Good
BNP009	Poor
BNP010	Poor
BNP011	Fair
BNP012	Poor

<b>Baschurch Housing SA Summary</b>	
BNP014	Good
BNP017	Fair
BNP021	Good
BNP022	Good
BNP023	Good
<b>BNP024</b>	<b>Good</b>
BNP033	Poor
BNP034a	Fair
<b>BNP035</b>	<b>Fair</b>
BNP036	Poor
BNP037	Poor
BNP038	Poor
BNP039	Fair
BNP040	Fair
BNP041	Poor

<b>Bayston Hill Housing SA Summary</b>	
BAY001	Poor
BAY002	Poor
BAY003	Fair
BAY005	Fair
BAY006	Fair
BAY008	Good
BAY009	Poor
BAY010	Good
BAY011	Good
BAY013	Fair
BAY017	Good
BAY019	Good
BAY022	Good
BAY023	Fair
BAY025	Good
BAY026	Good
BAY027	Poor
BAY029	Fair
BAY030	Poor
BAY032	Poor
BAY033	Fair
BAY035	Good
BAY036	Good
BAY037	Poor

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Bayston Hill Housing SA Summary	
BAY038	Poor
<b>BAY039</b>	<b>Fair</b>
BAY040	Fair
BAY041	Fair
BAY042	Good
BAY043	Poor
BAY044	Good
BAY045	Poor
BAY046	Fair
<b>BAY050</b>	<b>Not assessed</b>

Bicton Housing SA Summary	
BIT001	Poor
BIT002	Good
BIT006	Good
BIT009	Fair
BIT010	Good
BIT013	Good
BIT014	Good
BIT015	Fair
BIT020	Poor
BIT021	Good
<b>BIT022</b>	<b>Good</b>
BIT023	Fair
BIT024	Poor
BIT025	Poor
BIT026	Good
BIT027	Fair
BIT028	Fair
BIT029	Poor
BIT030	Good
BIT031	Poor

Bomere Heath Housing SA Summary	
BOM002	Good
BOM003	Good
BOM004	Good
BOM006	Good
BOM008	Poor
BOM010	Fair

Bomere Heath Housing SA Summary	
BOM012	Good
BOM013	Poor
BOM014	Good
BOM015	Good
BOM016	Good
BOM017	Good
<b>BOM019</b>	<b>Good</b>
<b>BOM020</b>	<b>Good</b>
BOM021	Fair
BOM022	Fair
BOM023	Fair
BOM024	Poor
BOM002	Good
BOM003	Good
BOM004	Good
BOM006	Good
BOM008	Poor
BOM010	Fair
BOM012	Good
BOM013	Poor
BOM014	Good
BOM015	Good
BOM016	Good
BOM017	Good
BOM019	Good
BOM020	Good
BOM021	Fair
BOM022	Fair
BOM023	Fair
BOM024	Poor

Cross Houses Housing SA Summary	
CSH001	-8
CSH003	-4
<b>CSH004</b>	<b>-8</b>
CSH005	-6
CSH006	-4

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<b>Dorrington Housing SA Summary</b>	
DGN002	-6
DGN003	-4
DGN004	-5
DGN007	-4
DGN014	-12
DGN015	-6
DGN016	-5
DGN017	-4
DGN018	-5
DGN019	-5
DGN020	-5
DGN021	-6

<b>Ford Housing SA Summary</b>	
FRD001	-10
FRD004	-6
FRD005	-6
FRD007	-8
FRD009	-9
<b>FRD011</b>	<b>-5</b>
FRD013	-15
FRD014	-6
FRD016	-10

<b>Hanwood Housing SA Summary</b>	
HWD002	-3
HWD003	-4
HWD004	-4
HWD005	-3

<b>Longden Housing SA Summary</b>	
LGN002	Fair
LGN003	Fair
LGN004	Fair
LGN005	Good
LGN006	Good
LGN007	Fair
LGN008	Poor

<b>Longden Housing SA Summary</b>	
LGN009	Fair
LGN011	Fair
LGN012	Poor
LGN013	Fair
LGN014	Fair
LGN015	Fair
LGN016	Poor
LGN017	Poor
LGN018	Poor
LGN019	Poor
LGN020	Good

<b>Nesscliffe Housing SA Summary</b>	
NES001	-13
NES002	-11
NES003	-6
NES005	-6
NES007	-8
NES011	-8
NES012	-11
NES013	-4
NES014	-7
NES015	-12
NES016	-5

<b>Wem Housing SA Summary</b>	
WEM002	Poor
WEM003	Fair
WEM004	Fair
WEM005	Good
WEM006	Fair
WEM007	Fair
WEM009	Fair
<b>WEM010</b>	<b>Good</b>
WEM011	Poor
WEM013	Poor
WEM014	Fair
WEM016	Good
WEM018	Good
WEM020	Poor

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<b>Wem Housing SA Summary</b>	
WEM021	Good
<b>WEM025</b>	<b>Fair</b>
WEM026	Fair
WEM027	Fair
WEM029	Fair
WEM030	Fair
WEM031	Good
WEM032	Poor
<b>WEM033</b>	<b>Poor</b>
WEM034	Fair
WEM035	Poor
WEM036	Poor
WEM037	Fair
WEM038	Fair
WEM039	Fair
WEM040	Fair
WEM041	Good
WEM042	Poor
WEM044	Poor
WEM045	Poor
WEM046	Poor
WEM047	Fair
WEM048	Fair

<b>Clive Housing SA Summary</b>	
CLV001	Fair
CLV002	Good
CLV003	Poor
CLV004	Good
CLV005	Fair
CLV006	Good
CLV007	Good
CLV008	Good
CLV009	Fair
<b>CLV010</b>	<b>Fair</b>
CLV012	Good
CLV013	Fair
CLV015	Poor
CLV016	Good
CLV017	Good
CLV018	Fair

<b>Hadnall Housing SA Summary</b>	
HDL001	-9
HDL003	0
<b>HDL006</b>	<b>-2</b>
HDL007	-8
HDL008	0
HDL009	-1
HDL010	-6
HDL011	-5
HDL012	-5
HDL013	-6
HDL014	0
HDL015	-1
HDL016	-11

<b>Shawbury Housing SA Summary</b>	
SHA001	-5
SHA002	-4
SHA003	-7
SHA004	-7
SHA005	-6
SHA007	-1
SHA009	-2
SHA010	-2
SHA011	-6
SHA012	-11
SHA016	-4
SHA017	-11
SHA018	-11
<b>SHA019</b>	<b>-3</b>

<b>Whitchurch Housing SA Summary</b>	
WHT001	Good
WHT002	Good
WHT004	Fair
WHT005	Fair
WHT006	Fair
WHT012	Poor
WHT013	Poor

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Whitchurch Housing SA Summary	
<b>WHT014</b>	<b>Fair</b>
WHT015	Fair
WHT016	Poor
WHT017	Poor
WHT019	Poor
WHT021	Poor
WHT025	Poor
WHT026	Poor
WHT029	Poor
WHT031	Fair
WHT032	Fair
WHT033	Fair
WHT034	Good
WHT035	Fair
WHT036	Poor
<b>WHT037</b>	<b>Fair</b>
WHT038a	Poor
HT038b	Poor
WHT038c	Poor
WHT039	Poor
WHT040	Fair
WHT041	Poor
<b>WHT042</b>	<b>Fair</b>
WHT043	Poor
<b>WHT044</b>	<b>Fair</b>
WHT045	Good
WHT046	Fair
WHT047	Fair
WHT048	Poor
WHT050	Fair

Whitchurch Housing SA Summary	
WHT051	Poor
WHT052	Fair
WHT053	Fair
WHT054	Poor

Prees Housing SA Summary	
PPW002	Good
PPW004	Good
PPW005	Fair
PPW006	Fair
PPW007	Good
PPW008	Poor
PPW009	Good
PPW010	Poor
PPW011	Poor
PPW013	Fair
PPW014	Fair
PPW015	Fair
PPW017	Fair
PPW018	Fair
PPW019	Good
PPW020	Poor
PPW022	Fair
PPW023	Poor
PPW024	Fair
<b>PPW025</b>	<b>Good</b>
PPW026	Fair
PPW027	Poor

**Table 7.2 Proposed Housing Sites SA Ratings**

Proposed Housing Sites SA ratings	
ALB017	Fair
ALB021	Poor
BIS028	Fair
BKL008a	-12 (range -17 to -5)
CHR001	-6

Proposed Housing Sites SA ratings	
	(range -6 to -5)
CHR002	-5 (range -6 to -5)
CLU005	Not assessed
WBR007	-8 (range -10 to -2)

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Proposed Housing Sites SA ratings	
WBR008	-8 (range -10 to -2)
<b>P54</b>	<b>Poor</b>
P56	Fair
P58a	Fair
STC002	Fair
STC004	Fair
STC005	Fair
STC006	Fair
ALV006	Good
ALV007	Good
ALV009	Good
DNP009	-3 (range -10 to 0)
BRO012	Fair
BRO024	Fair
BRO040	Good
BRO041	Good
<b>CST020</b>	<b>Poor</b>
CST021	Fair
ELL005	Fair
ELL008	Fair
HNN016	Good
LUD056	Not assessed
LUD057	Not assessed
CHK002	-4 (range -8 to -4)
MDR006	Fair
MDR012	Fair
MDR034	Fair
<b>MDR039</b>	<b>Poor</b>
<b>MDR043</b>	<b>Poor</b>
HKW009	-4 (range -12 to -2)
HHH001	-9 (range -13 to -7)
HHH014	Not assessed
MIN018	-9 (range -12 to -4)
<b>PON008</b>	<b>Poor</b>
<b>PON017</b>	<b>Poor</b>
<b>PON030</b>	<b>Poor</b>
MUW012	Fair
CES005	-3 (range -8 to 0)

Proposed Housing Sites SA ratings	
CES006	-1 (range -8 to 0)
OSW017	Fair
PKH002	Fair
PKH007	Fair
PKH031	Not assessed
GWR009	-2 (range -9 to -2)
GWR023	-8 (range -9 to -2)
KCK009	-8 (range -12 to -4)
LYH007	-8 (range -8 to -3)
PYC021	Fair
RUY019	Good
SMH031	Fair
SMH038	Fair
WEF025	Fair
WRP001	-6 (range -10 to -6)
WRP017	-8 (range -10 to -6)
WHN024	Good
SHF022	Fair
SHF023	Fair
SHF032	Good
SHR057	Fair
SHR060	Good
SHR145	Fair
<b>SHR158</b>	<b>Poor</b>
SHR161	Fair
SHR177	Good
<b>SHR216</b>	<b>Poor</b>
BNP024	Good
BNP035	Fair
BAY039	Fair
BAY050	Not assessed
BIT022	Good
BOM019	Good
BOM020	Good
CSH004	-8 (range -8 to -4)
FRD011	-5 (range -15 to -5)
WEM010	Good

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Proposed Housing Sites SA ratings	
WEM025	Fair
<b>WEM033</b>	<b>Poor</b>
CLV010	Fair
HDL006	-2 (range -11 to 0)
SHA019	-3 (range -11 to -1)
WHT014	Fair
WHT037	Fair
WHT042	Fair
WHT044	Fair
PW025	Good

**Table 7.3 Proposed Employment Sites  
SA ratings**

Proposed Employment Sites SA Ratings	
<b>P54</b>	<b>Poor</b>
<b>P56</b>	<b>Poor</b>

Proposed Employment Sites SA Ratings	
P58a	Fair
STC002	Fair
STC004	Fair
STC005	Fair
STC006	Fair
Table 6.2 shows the SA ratings for the proposed allocations.	Table 6.2 shows the SA ratings for the proposed allocations.
PKH002	Fair
PKH007	Fair
PKH031	Not assessed
SHF018b	Fair
SHF018d	Not assessed
SHR060	Good
SHR158	Fair
SHR161	Fair
SHR166	Fair



## Chapter 8: Strategic Sites SA

- 8.1. The Strategic document was the fourth stage in the preparation of the Local Plan. It was available for public consultation between 1<sup>st</sup> July 2019 and 9<sup>th</sup> September 2019
- 8.2. The document was subject to SA and a full report, including the scoring matrices can be found in the SA Report Strategic Sites on Shropshire Council’s website. This chapter presents a summary.
- 8.3. The strategic sites SA was undertaken for all sites in Shropshire that are individually larger than 25ha. It evaluated them for both housing and employment uses. The sites were assessed against each other for both uses to provide consistency with the preferred sites SA. The methodology was the same as for the preferred sites SA (see Chapter 7). Tables 8.1 and 8.2 below give the SA results and Tables 8.3 and 8.4 shows the results for those sites either being proposed for allocation, or in the case of Junction 3 of the M54 (site P26 amended) being consulted on. The full matrices are given in Appendix T

**Table 8.1 SA summary for strategic housing sites**

Summary for Housing		
ALB018	Good	
BAY003	Good	
<b>BNT002</b>	<b>Fair</b>	
BRD011	Good	
<b>IRN001</b>	<b>Poor</b>	
LUD004	Fair	
LUD041	Good	
MDR042 Amended	Good	
MDR046	Good	
MOR012	Good	
OSW060	Good	
P10	Fair	
P16	Fair	
P17a	Fair	
P17b	Fair	
P26	Poor	
<b>P26 amended</b>	<b>Poor</b>	
P28	Fair	
<b>P28 &amp; parts of P30 &amp; P40</b>	<b>Fair</b>	
P29	Poor	
P30	Good	
P35	Good	
P36b	Good	
P40	Fair	

Summary for Housing		
P53b	Fair	
P54	Fair	
P56	Fair	
P59	Good	
P61	Poor	
P63	Poor	
RED006	Fair	
RUY020	Good	
SHF017	Good	
SHF018c	Good	
SHF024	Fair	
SHF034	Good	
SHF035	Good	
SHH002	Fair	
SHR057	Good	
SHR058	Fair	
SHR105	Good	
SHR109	Fair	
SHR157	Fair	
SHR157 Amended	Fair	
SHR158	Fair	
SHR166	Good	
SHR174	Good	
SHR176	Good	
SHR181	Good	

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Summary for Housing		
SHR190	Good	
SHR192	Fair	
SHR196	Good	
SHR197	Fair	
SHR198	Fair	
SHR218	Good	
STC004	Good	
WAH006	Good	
WIC010	Fair	

Summary for Employment		
P36b	Good	
P40	Fair	
P53b	Fair	
P54	Fair	
P56	Fair	
P59	Good	
P61	Poor	
P63	Poor	
RED006	Fair	
RUY020	Good	
SHF017	Good	
SHF018c	Good	
SHF024	Fair	
SHF034	Good	
SHF035	Good	
SHH002	Fair	
SHR057	Good	
SHR058	Fair	
SHR105	Good	
SHR109	Fair	
SHR157	Fair	
SHR158	Fair	
SHR157 Amended	Fair	
SHR166	Good	
SHR174	Good	
SHR176	Good	
SHR181	Good	
SHR190	Good	
SHR192	Fair	
SHR196	Good	
SHR197	Fair	
SHR198	Fair	
SHR218	Good	
STC004	Good	
WAH006	Good	
WIC010	Fair	

**Table 8.2 SA summary for strategic employment sites**

Summary for Employment		
ALB018	Good	
BAY003	Good	
<b>BNT002</b>	<b>Fair</b>	
BRD011	Good	
<b>IRN001</b>	<b>Poor</b>	
LUD004	Fair	
LUD041	Good	
MDR042 amended	Good	
MDR046	Fair	
MOR012	Good	
OSW060	Good	
P10	Fair	
P16	Fair	
P17a	Fair	
P17b	Fair	
P26	Poor	
<b>P26 Amended</b>	<b>Poor</b>	
P28	Fair	
<b>P28 &amp; parts of P30 &amp; P40</b>	<b>Fair</b>	
P29	Poor	
P30	Good	
P35	Good	

**Table 8.3 Proposed Strategic Housing Sites SA Ratings**

<b>BNT002</b> (Tern Hill Barracks)	<b>Fair</b>
<b>IRN001</b> (former Ironbridge Power Station)	<b>Poor</b>
<b>P26 amended</b> (Junction 3 of the M54)	<b>Poor</b>
<b>P28 &amp; parts of P30 &amp; P40</b> (RAF Cosford)	<b>Fair</b>

**Table 8.4 Proposed Strategic Employment Sites SA Ratings**

<b>BNT002</b> (Tern Hill Barracks)	<b>Fair</b>
<b>IRN001</b> (former Ironbridge Power Station)	<b>Poor</b>
<b>P26 amended</b> (Junction 3 of the M54)	<b>Poor</b>
<b>P28 &amp; parts of P30 &amp; P40</b> (RAF Cosford)	<b>Fair</b>

## Chapter 9: Pre-Submission Draft Plan SA

9.1. The Pre-Submission Draft Plan contains policies and site allocations. SA was carried out for sites and policies separately and the results are presented in this chapter.

### Sustainability Appraisal of policies

9.2. SA has been carried out for Policies SP1 to DP35. The scoring matrices are given in Appendix A. The written summaries for these policies are given below.

9.3. Policy SP2 sets out the Plan's strategic approach to development. It identifies Shropshire's housing and employment land requirements and the settlements in which these will be delivered. The SA for the Preferred Scale and Distribution of Development document evaluates the options considered in the preparation of policy SP2. The settlement policies S1 to S19 implement policy SP2 so have not been subject to SA: they show how SP2 applies, but they are not considered to represent reasonable alternatives for SA purposes. To be such, any evaluation should be capable of guiding the choice of an option by providing differing results. An individual evaluation of each settlement policy is unlikely to offer this. This approach follows NPPG which states that *'reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made'*

### Summary for SP1: The Shropshire Test

This policy is **significantly positive** towards **providing a sufficient amount of good quality housing** which meets the needs of all sections of society, in the short, medium and longer term. This can be carried out through the provision of a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities. Additionally, the policy is **significantly positive** towards **supporting active and healthy communities** as well as **promoting adaption and mitigation to climate change**.

From an environmental perspective, the policy does protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as well as conserving and enhancing features and areas of heritage value and their setting and landscape character and local distinctiveness. The Shropshire Test would also encourage a strong and sustainable economy throughout Shropshire whilst promoting access to services for all sections of society.

Sustainability objectives concerned with transport, such as sustainable means and the reduction in the need for travel by car, are unlikely to be affected by this policy. Likewise, some associated environmental factors are also unaffected, such as soil quality, flood risk, water quality and pollution, air quality and pollution and reducing carbon dioxide emissions. The policy is also unlikely to change the current situation with respect to the promotion of efficient use of natural resources.

### Summary for SP2: Strategic Approach

The policy is **significantly positive** towards **encouraging a strong and sustainable economy** as well as **providing a sufficient amount of good quality housing** which meets the needs of all sections of society. It is also likely to assist with the reduction of carbon dioxide emissions, and in the medium to long term would help to promote access to services for all sections of society, as well as encourage the use of sustainable means of transport and would support active and healthy communities. It could potentially help to reduce the need for people to travel by car in the medium to long term.

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The policy has no effect on the sustainability objectives of conserving and enhancing water or air quality in Shropshire and reduce the risk of water/air pollution. It is also unlikely to change the current situation in respect of reducing flood risk and improve flood management, promoting adaptation and mitigation to climate change or conserving and enhancing features and areas of heritage value and their setting.

The policy may have a negative effect on soil quality; however this is not wholly established. Nonetheless, it would appear that the policy could have a negative effect with regard to conserving and enhancing landscape character and local distinctiveness, and in the medium to long term may be harmful to the promotion of efficient use of natural resources and the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats (which is mostly due to the use of greenfield land).

### **Summary for SP3: Climate Change**

The policy is **significantly positive** for the **use of sustainable means of transport** and **reducing the need of people travelling by car**. Naturally, the policy is also significantly positive for **reducing carbon emissions** as well as **promoting adaptation and mitigation to climate change**.

The policy encourages a strong and sustainable economy throughout Shropshire and protects and enhances the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. Whilst promoting efficient use of natural resources and supporting active and healthy communities, it also conserves and enhances Shropshire's air quality and reduce the risk of air pollution in the medium to long term. The policy also has the potential to positively contribute to the reduction of flood risk and improving flood management.

The policy would not change the baseline for the objectives concerned with the provision of a sufficient amount of good quality housing or the promotion of access to services for all sections of society. Likewise it is unlikely to change the current situation with respect to the conservation and enhancement of water quality, features and areas of heritage value and landscape character, or the protection of soil quality.

### **Summary for SP4: Sustainable Development**

The policy positively contributes to the encouragement of a strong and sustainable economy throughout Shropshire, as well as the provision of a sufficient amount of good quality housing which meets the needs of all sections of society. This is mostly due to the presumption in favour of development making it likely to have a positive effect on the Shropshire economy. The policy also helps to promote access to services of all sections of society. It is unknown to what degree the policy assists with the reduction of the need for people to travel by car - development that meets economic, social and environmental needs is likely to be in accessible locations and so may reduce the need for car travel.

The policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, or the conservation and enhancement of heritage values, landscape character or water and air quality. Likewise, SP4 would not change the baseline for objectives concerned with supporting active and healthy communities, encouraging the use of sustainable means of transport, promoting adaption and mitigation to climate change and efficient use of natural resources, protecting soil quality or reducing flood risk and carbon emissions.

### **Summary for SP5: High-Quality Design**

The policy is **significantly positive** towards **conserving and enhancing landscape character** and local distinctiveness. It would also positively contribute to the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the conservation and enhancement of areas of heritage value and would promote efficient use of natural resources. The requirement to use materials and apply them in a way that reinforce local character may support resource efficiency by encouraging local sources.

The policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats or the protection and improvement soil quality. The policy will not change the baseline for objectives concerned with some environmental factors, including the reduction in carbon dioxide emissions, the promotion of adaptation and mitigation to climate change, flood risk, air and water quality and pollution or the encouragement to use sustainable transport and reducing the need for travel by car.

The policy is unlikely to change the current situation with respect to supporting healthy and active lifestyles, promoting access to services for all sections of society, provide a sufficient amount of good quality housing which meets the needs of all sections of society or encouraging a strong and sustainable economy through the county.

### **Summary for SP6: Managing Housing Development**

This policy is **significantly positive** towards the promotion of the **efficient use of natural resources** and is also **significantly positive** towards the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society. The re-use of existing buildings and previously developed land is specifically encouraged by this policy and it specifically promotes residential development to meet housing need. The policy also encourages access to services for all sections of society as it relates to settlements which have a range of services, and also encourages the use of sustainable means of transport as well as a strong and sustainable economy throughout Shropshire. The policy may also assist with reducing the need for people to travel by car as it encourages development in the most accessible existing settlements.

Sustainability objectives concerned with water quality and flood risk and management are unlikely to be affected by this policy. It is also unlikely to change the current situation with respect to protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats as well as promoting adaptation and mitigation to climate change. The policy has no effect on the sustainability objectives of Shropshire's air quality of the reduction of carbon emissions and will not change the baseline for objectives of supporting active and healthy lifestyles and the conservation and enhancement of areas of heritage value.

It is possible that the policy may have a negative impact upon soil quality as development outside existing settlement boundaries is likely to lead to the release of greenfield land. Additionally all development changes the character of the landscape and so this could have an impact with regard to the conservation and enhancement of landscape character and local distinctiveness.

### **Summary for SP7: Managing Development in Community Hubs**

This policy is **significantly positive** towards the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, as well as being **significantly positive** to the **promotion of access to services for all sections of society**.

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The policy also conserves and enhances features of heritage value, landscape character and local distinctiveness, as it encourages development which is responsive to and in keeping with the character and identity of the existing settlement and its environs. The policy also assists with the promotion of adaptation and mitigation to climate change, efficient use of natural resources and the reduction of carbon dioxide emissions. The protection and enhancement of the range of plants and animals in the county are supported, as the policy requires development to respect natural assets and to be in conformity with other plan policies which protect wildlife. It also encourages a strong and sustainable economy, supports active and healthy communities and helps to conserve and enhance water quality in Shropshire and reduce the risk of water pollution.

The policy may also encourage the use of sustainable means of transport whilst reducing the need of people to travel by car (as the community hubs are more accessible locations in rural locations). It has the potential to help reduce flood risk and improve flood management through careful design.

The policy will not change the baseline for objectives concerned with the conservation and enhancement of Shropshire's air quality and reduce the risk of air pollution. The policy may however have a negative impact on the protection of soil quality, as greenfield land will need to be released for development to take place in Community Hubs.

#### **Summary for SP8: Managing Development in Community Clusters**

The policy positively contributes to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as well as conserving and enhancing areas of heritage value and landscape character. As there is a focus for development in villages (rather than in hinterland), this policy helps with the objectives associated with adaptation and mitigation to climate change, promotes access to services for all sections of society, reduces carbon dioxide emissions and promotes efficient use of natural resources. It also contributes to the provision of a sufficient amount of good quality housing which meets the needs of all sections of society whilst encouraging a strong and sustainable economy throughout Shropshire (as focussing development in villages is likely to maintain and support local businesses and retain jobs in Shropshire). The policy may also potential assist with conserving and enhancing water quality in Shropshire and reduce the risk of water pollution.

The policy would have no effect on the sustainability objectives of encouraging the use of sustainable means of transport or reducing the need of people to travel by car. Sustainability objectives concerned with active and healthy communities, flood risk and air quality are unlikely to be affected by this policy.

As greenfield land will need to be released for development to take place in Community Clusters, the policy may have a negative impact on the protection and improvement of soil quality.

#### **Summary for SP9: Managing Development in the Countryside**

This policy is **significantly positive** towards **conserving and enhancing areas of heritage values as well as landscape character**. As the policy supports the rural economy and will help to maintain jobs and businesses and retain employment in Shropshire, it is also **significantly positive** to the promotion of the SA objectives to **encourage a strong and sustainable economy** throughout Shropshire **and promoting access to services for all sections of society**.

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Additionally, due to the policy's restrictions, it means that it makes a positive contribution towards protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as well as providing a sufficient amount of good quality housing which meets the needs of all sections of society. Restricting development in the countryside also means that there would be a reduction in the need for people to travel by car and would help protect soil quality (as restricting development in the countryside will reduce the loss of good quality agricultural land). The policy would also promote efficient use of natural resources.

The policy has no effect on the sustainability objectives of conserving and enhancing Shropshire air or water quality, as well as flood risk. It is also unlikely to change the current situation with respect to reduction in carbon emissions, promoting adaptation to climate change and the use of sustainable means of transports, as well as supporting active and healthy communities.

**Summary for SP10: Shropshire Economic Growth Strategy**

The policy is **significantly positive** towards **encouraging a sustainable economy** throughout Shropshire, it relates specifically to the county's economy. Additionally, the policy would also help to conserve and enhance the water quality (due to economic development possibly having a beneficial effect on water quality by taking land out of agricultural production), provide a sufficient amount of good quality housing which meets the needs of all sections of society, as well as encourage the use of sustainable means of transport and reduce the need of people to travel by car (with focus being on economic development in the urban areas). The policy also helps to promote access to services for all sections of society and supports active and healthy communities.

The policy may assist with protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, due to there being a focus on economic growth in the urban areas, so any adverse effects from development on wildlife are likely to be minimised.

The policy has no effect on the sustainability objectives of reducing flood risk and improving flood management, reducing carbon emissions and promoting adaptation and mitigation to climate change. It is possible that the policy may have a positive effect on the conservation and enhancement of Shropshire air quality, as Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury. There is the potential for an effect on air quality, dependent on the location of development sites.

Developments outside of the existing settlement boundaries may not assist with the protection and improvement of soil quality, due to the release of greenfield land. Likewise as economic growth is likely to increase the need for primary aggregates and other natural resources, the promotion of efficient use of natural resources and conserving and enhancing areas of heritage value and landscape character may be impacted.

**Summary for SP11: Delivering Sustainable Economic Growth and Enterprise**

This policy is **significantly positive** for **encouraging a strong and stable economy** throughout the county, as this is its primary aim. Additionally, as this policy requires that national and local policies are followed, it also positively affects the conservation and enhancement of landscapes and areas of heritage value. Water quality would improve due to this policy, as economic development may have a beneficial effect by taking land out of agricultural production. Additionally it would help to protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.



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The policy would have no effect on the sustainability objectives of reducing flood risk and improve flood management, conserving and enhancing Shropshire's air quality and reduce the risk of air pollution, reducing carbon dioxide emissions or promotion of adaptation and mitigation to climate change. Likewise, it is unlikely to change the situation in relation to encouragement for the use of sustainable means of transport or the reduction the need of people to travel by car, as well as supporting active and healthy communities. Sustainability objectives concerned with sufficient numbers of good quality housing and access to services for all society are unlikely to be affected by this policy.

As development outside the existing settlement boundaries is likely to lead to the release of greenfield land, it may have a negative effect on soil quality depending on location. Likewise economic development is likely to increase the need for primary aggregates and other natural resources, thus affecting the promotion of efficient use of natural resources.

**Summary for SP12: Whole Estate Plans**

Whole Estate Plans are likely to retain employment in the rural areas of Shropshire and maintain and support existing businesses, thus encouraging a strong and sustainable economy throughout Shropshire. Additionally this policy supports good land management which is likely to protect soil quality.

The policy has no effect on the sustainability objectives relating to most environmental factors, including protecting and enhancing the range of plants and animals in Shropshire, reducing the need of car travel, encouraging the use of sustainable transport, reducing flood risk, conserving and enhancing water and air quality, reducing carbon dioxide emissions, promotion of adaptation to climate change and efficient use of natural resources.

Additionally, the policy will not change baseline for objectives concerned with the provision of a sufficient amount of good quality housing available to all, access to services for all, support for active and healthy communities or the conservation and enhancement for landscape character or areas of heritage value.

**Summary for SP13: Strategic Planning for Minerals**

The policy will be **significantly positive** towards the **promotion of the efficient use of natural resources**, as this is the primary focus of the policy. Additionally, as the policy promotes environmentally sensitive mineral extraction and supports restoration and aftercare which deliver benefits for wildlife, it would help to deliver further protection and enhancements the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as well as improve soil quality. The safeguarding of minerals will also support that sector of the Shropshire economy. The restoration of sand and gravel extraction sites in particular offers opportunities to improve water quality, as well as giving opportunities for improved flood management. The restoration of mineral extraction sites offers opportunities to provide new habitats and increase their connectivity, so mitigating the effects of climate change

The policy has no effect on the sustainability objectives of the provision of a sufficient amount of good quality housing which meets the needs of all sections of society or the promotion of access to services for all sections of society. Likewise, it is unlikely to change the current situation with respect to the use of sustainable transport, reducing dependency on car travel, supporting healthy lifestyles, reducing carbon dioxide emissions or the conservation and enhancement of Shropshire's air quality.

Mineral working has the potential to harm the historic environment, and therefore may have an impact with regard to landscape character in the medium to long term and areas of heritage values.

#### **Summary for SP14: Waste Management Infrastructure**

The policy will be **significantly positive** towards the promotion of the **efficient use of natural resources**, as this is one of the primary focuses of the policy. The policy also supports a strong and sustainable economy throughout Shropshire, as the waste economy in the county is likely to lead to the retention of jobs and businesses.

The policy has no effect on the sustainability objectives of the provision of a sufficient amount of good quality housing which meets the needs of all sections of society or promotion of access to services for all sections of society. Likewise, the policy will not change the baseline for objectives concerned with sustainable means of transport or reduction in the need for people to travel by car. It is also unlikely to change the current situation with respect to supporting healthy communities, reducing flood risk or carbon dioxide emissions as well as promotion of adaption and mitigation to climate change.

Development of waste services outside existing settlement boundaries is likely to lead to the release of greenfield land. This may have a negative effect on soil quality depending on the location of sites. Due to location, it could have impacts upon water and air quality and pollution.

The provision of waste management facilities has the potential to adversely affect Shropshire's wildlife, and the provision of waste management facilities and infrastructure may have a negative impact on the historic environment and landscape character.

#### **Summary for DP1: Residential Mix**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, in the short, medium and longer term. This can be carried out through the provision of a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, including families with children, older people, people wishing to build their own homes and people with disabilities and special needs

The level of growth during the plan period is likely to provide a variety of locations and a good level of affordable houses in the county, thereby helping meet the needs of priority households.

There is likely to be no change to the situation with respect to environmental objectives including enhancing the range of plants and animals and quality of habitats, adaption to climate change, efficient use of natural resources, reducing flood risk, protecting soil quality, reduction in carbon emissions, conserving air and water quality, reducing dependencies on private vehicles or encouragement of sustainable transport methods.

In addition, DP1 would also be unlikely to make any changes to those sustainability objectives concerned with encouraging a strong economy throughout the county, supporting active/healthy communities or promoting access to services for all sections of society. The policy would also have a nil effect on the sustainability objective to conserve and enhance physical features such as landscape character or on the objective to conserve heritage.

#### **Summary for DP2: Self-Build and Custom-Build Housing**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, in the short, medium and longer term. This can be carried out through the provision of a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities. This policy would also encourage a strong and sustainable economy by supporting local businesses and the local economy in the medium to long term as the policy begins to take effect.

This policy is unlikely to alter the current situation with respect to the environmental sustainability objectives including: the range of plants and animals and quality of habitats; adaption to climate change; efficient use of natural resources; reducing flood risk; protecting soil quality; reducing carbon emissions; conserving air and water quality; reducing dependencies on private vehicles; encouragement of sustainable transport methods; conserving and enhancing landscape character and safeguarding the historic environment. Additionally the baseline is unlikely to change for those objectives concerned with access to services for all sections of society or supporting active and healthy communities.

### **Summary for DP3: Affordable Housing Provision**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, in the short, medium and longer term. This can be carried out through the provision of a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, and the policy will provide opportunities for people to access new homes which are well designed, of high quality, and the right type, tenure and affordability.

As the policy is for Affordable Dwellings, it naturally promotes access to services for all sections of society and supports active and healthy communities. Additionally, it reduces the need for people to travel by car and encourages the use of sustainable transport, which results in reduced carbon dioxide emissions and a reduction in the risk of air pollution. This is due to locating affordable housing where sustainable means of transport are available is likely to reduce private vehicle use.

This policy is unlikely to affect the economy, or certain environmental aspects such as soil or water quality, flood risk, the range of plants and animals and their habitats, climate change or use of natural resources. In addition, conservation of heritage features and landscape character would be unaffected by this policy.

### **Summary for DP4: Affordable Exception Sites**

This policy is **significantly positive** for the provision of a **sufficient amount of good quality housing** which meets the needs of all sections of society in the short, medium and long term. This can be carried out through the provision of a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, including families with children, older people, people wishing to build their own homes and people with disabilities and special needs.

Furthermore, the policy allows for the reduction in the need for private car use, as well as promotes the use of sustainable transport (due to locating affordable housing where sustainable means of transport are available, thus reducing private vehicle use). The policy also encourages a strong and sustainable economy throughout the county, with access to services for all whilst supporting active and healthy communities. Additionally, the policy helps to conserve and enhance water quality in Shropshire and reduce the risk of water pollution.

The policy is unlikely to change the current situation with respect to reducing flood risk, conserving and enhancing Shropshire's air quality and reducing air pollution, reducing carbon dioxide emissions or promoting adaption to climate change and efficient use of natural resources. It is unclear whether the policy would have any negative effects in relation to protecting and improving soil quality.

Whilst development in the existing built form for more urban parts of the county is likely to minimise harm to features and areas of heritage value, as well as landscape character and local distinctiveness, harm to these is possible with all forms of development, regardless of location or type. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints can help to maintain local distinctiveness and minimise losses of visual amenity, but it is unlikely to prevent localised changes in landscape character.

#### **Summary for DP5: Entry Level Exception Sites**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, as the policy is designed to support this objective.

In addition, the policy will also positively contribute to reducing the need for people to travel by car and will encourage the use of sustainable means of transport, as exception sites would be within reasonable distance to services and facilities, thus negating the need for car usage. Encouragement of a strong and sustainable economy and access to services for all sections of society are also embodied by this policy, through development of entry-level local sites to retain jobs in the county. Active and healthy communities are also supported in this policy, as well as protection of the range of plants, animals and their habitats as well as conservation and enhancement of water quality as development is likely to take land out of agricultural production, which is a main contributor to water pollution.

The policy has no effect on the sustainability objectives of reducing flood risk or conserving/enhancing the county's air quality. It is also unlikely to change the current situation with respect to the reduction of carbon dioxide emissions, promotion of adaptation and mitigation to climate change or efficient use of natural resources.

Development outside existing settlement boundaries is likely to lead to the release of greenfield land. This may have a negative effect on soil quality, depending on location. All development changes the character of the landscape and has the potential for an adverse effect on landscape character and areas of heritage value.

#### **Summary for DP6: Single Plot Exception Sites**

This policy is **significantly positive** for the **provision of sufficient amount of good quality housing** which meets the needs of all sections of society, as the policy is designed to support this objective.

In addition, the policy positively promotes access to services for all sections of society, due to the sites being located close to urban areas, as well as encouraging the use of sustainable means of transport (as they will be located near areas of services). The policy also supports active and healthy communities.

The policy has no effect on the sustainability objectives of conserving and enhancing areas of heritage value and landscape character, protecting and enhancing the range of plants and animals in Shropshire or conserving and enhancing water quality in Shropshire, as well as reducing flood risk. The policy will also not change the baseline for objectives concerned with reducing the need of people travelling by car, adaptation and mitigation towards climate change, promotion of natural resources and reducing carbon dioxide emissions. The policy is unlikely to change the current situation with respect to a strong and sustainable economy in the county, conserving and enhancing Shropshire's air quality and the protection of soil quality.

### **Summary for DP7: Cross-Subsidy Exception Schemes**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, as it is designed to meet this objective.

In addition, the policy will positively contribute to supporting active and healthy communities and will promote access to services for all sections of society, as it requires the sites to be located within or immediately adjoining urban areas and such locations have the best access to services and facilities in the county. The development of cross subsidy exception sites is likely to mean that jobs are retained in Shropshire, thus supporting a strong and sustainable economy throughout the county. Also, given that the schemes are required to be located near local services, naturally it reduces the need for people to travel by car and encourages the use of sustainable means of transport.

Sustainability objectives concerned with climate change (adaption and mitigation, reducing carbon emissions, promotion of efficient use of natural resources and conservation and enhancement of air quality) are unlikely to be affected by this policy. Likewise, the policy would not change the baseline for objectives concerned with soil quality, the protection and enhancement of the range of plants and animals or the conservation and enhancement of landscape character and areas of heritage value. The policy is unlikely to change the current situation with respect to water – reducing flood risk and conserving and enhancing water quality and reducing water pollution.

### **Summary for DP8: Gypsy and Traveller Accommodation**

This policy is **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society. Additionally, policy requirements mean that it will help to conserve and enhance landscape character and areas of heritage value, and pitches must also be located outside areas of flooding. The policy will also help to support active and healthy communities as well as promote access to services for all sections of society – as pitches must be close to existing settlements and their services/facilities. The policy cannot have adverse effects on the natural environment and so it would contribute to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.

Depending on the location of pitches or plots, there is the potential for an effect on air quality, however this is currently unknown.

The policy has no effect on the sustainability objectives of the promotion of adaption and mitigation to climate change or efficient natural resources, as well as reducing carbon dioxide emissions and the need for people to travel by car. Sustainability objectives concerned with encouraging a strong and sustainable economy and sustainable means of transport, as well as protecting and improving soil quality and conserving and enhancing water quality, are unlikely to be affected by this policy.

### **Summary for DP9: Strategic Corridors**

The policy is **significantly positive** for a **strong and sustainable economy** throughout Shropshire as there are likely to be good opportunities to create a balanced supply of employment land, and it will be **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society.

In addition, as locating development where there is good access to services and facilities is a key aim the policy, it supports the objective of promoting access to services for all sections

of society. Further, the policy exploits the existing railway network and encourages development along this, contributing to sustainable means of transport and reducing the need to travel by car. The policy also supports active and healthy communities, promotes adaption and mitigation to climate change and economies of scale would result in renewable energy opportunities, thus reducing carbon dioxide emissions

Larger scale development offers opportunities for integrated flood management depending on the site location, and therefore this policy has the potential to bring in positive impacts in relation to reducing flood risk and improve flood management. Also as Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury, this policy may have potential for an effect on air quality, dependent on the location of development sites. Although there is the potential for larger scale development to adversely affect wildlife, internationally designated sites are specifically protected. Therefore the protection for plants and animals may be affected by the policy.

Sustainability objectives concerned with the conservation and enhancement of water and areas of heritage value are unlikely to be affected by this policy. Development outside existing settlement boundaries is likely to lead to the release of greenfield land. This may have a negative effect on soil quality depending on location.

All development changes the character of the landscape and has the potential for an adverse effect on those features which convey a sense of place. This policy may therefore have an effect on the conservation and enhancement of landscape character and distinctiveness. Also, growth is likely to increase the need for primary aggregates and other natural resources, resulting in a potential effect on the promotion of efficient use of natural resources.

#### **Summary for DP10: Managing and Supporting Town Centres**

The policy is **significantly positive** for a **strong and sustainable economy** through Shropshire, as existing businesses will be supported, jobs are likely to be retained in Shropshire and economic regeneration opportunities maximised. The emphasis on town centre uses **significantly supports** the promotion of **access to services for all sections of society** and **sustainable transport** as the town centres are well-served by accessible transport. This would also reduce the need for people to travel by car.

As development will be focussed in locations with good access to health and leisure facilities it supports the Objective to support healthy and active communities. Since pollution from the countryside is the main issue affecting water quality in Shropshire, town centre development may have a beneficial effect on water quality by taking land out of agricultural production, and this brownfield development (as opposed to greenfield development) would protect soil quality. The policy would also promote the efficient use of natural resources.

Sustainability objectives concerned with conserving and enhancing areas of heritage value and landscape character, as well as protected and enhancing the range of plants and animals in the county, are unlikely to be affected by this policy. The policy also has no effect on the sustainability objectives of providing a sufficient amount of good quality housing, reducing flood risk and carbon dioxide emissions or promoting adaption and mitigation to climate change.

As town centres are likely to have the poorest existing air quality in Shropshire, this policy may have a negative impact on conserving and enhancing Shropshire's air quality and reduce the risk of air pollution.

### **Summary for DP11: Tourism, Culture and Leisure**

This policy is **significantly positive** for the encouragement of a **strong and sustainable economy** as well as being **significantly positive** for the promotion of **access to services for all sections of society** (as access to outdoor spaces is actively promoted).

The policy also positively contributes to supporting active and healthy communities and, since pollution from the countryside is the main issue affecting water quality in Shropshire, it would positively contribute to conserving and enhancing water quality in Shropshire and reduce the risk of water pollution.

The policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire, or the conservation and enhancement of areas of heritage value. The policy will not change the baseline for objectives concerned with encouraging the use of sustainable means of transport, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change or promoting efficient use of natural resources. It is also unlikely that the policy will change the current situation with respect to the provision of sufficient amount of good quality housing which meets the needs of all sections of society, reducing flood risk and improving flood management or conserving and enhancing Shropshire's air quality and reduce the risk of air pollution.

Development outside existing settlement boundaries is likely to lead to the release of greenfield land. This may have a negative effect on soil quality depending on location and may have a negative effect on the conservation and enhancement of landscape character.

Many visitor facilities are only accessible by car, and so this may have a negative effect with regard to reducing the need for people travelling by car.

### **Summary for DP12: Minimising Carbon Emissions**

This policy is **significantly positive** for the objective of **reducing carbon dioxide emissions**, as this policy is designed to promote energy efficiency, reduce energy consumption and increase the provision of energy from renewable sources.

Due to the improvement of the energy performance of new residential development, the policy would also have a positive effect on the provision of a sufficient amount of good quality housing which meets the needs of all sections of society.

The policy has no effect on the sustainability objectives of conserving and enhancing landscape character, areas of heritage value, Shropshire's air quality (and air pollution risk) and Shropshire's water quality (and water pollution risk). The policy is also unlikely to change the current situation with respect to promoting access to services for all sections of society, encouragement of a strong and sustainable economy and supporting active and healthy communities. The policy will also not change the baseline for objectives concerned with the protection of soil quality, the encouragement of sustainable means of transport, reduce the need of people to travel by car, promotion of adaptation and mitigation to climate change and the promotion of the efficient use of natural resources.

Sustainability objectives concerned with the protection and enhancement of the range of plants and animals in Shropshire and reducing flood risk and improving flood management are unlikely to be affected by this policy.

### **Summary for DP13: The Natural Environment**

This policy is **significantly positive** for **promoting adaptation and mitigation to climate change** (as net gain for biodiversity and other habitat creation measures offer good opportunities to provide new habitats and improve connectivity to offset the effects of climate

change). It is also **significantly positive** for the **protection and enhancement of the range of plants and animals in Shropshire** and the quality and extent of wildlife habitats, as the policy aims to avoid harm to internationally, nationally and locally protected and priority habitats and species and to increase their extent and distribution

The policy also positively contributes to the conservation and enhancement of water and air quality in Shropshire, as well as landscape character and local distinctiveness. This is due to the policy aiming to protect the natural environment. Additionally, it positively contributes to protecting and improving soil quality and reducing flood risk and improve flood management.

Sustainability objectives concerned with reducing carbon dioxide emissions, reducing the need for people to travel by car, encouraging the use of sustainable transport and promoting access to services for all sections of society are unlikely to be affected by this policy. Likewise, it will have no effect on the sustainability objectives of supporting active and healthy communities, providing a sufficient amount of good quality housing which meets the needs of all sections of society or encouraging a strong and sustainable economy throughout Shropshire. The policy is also unlikely to change the current situation with respect to the promotion of efficient use of natural resources or the conservation and enhancement of areas of heritage value.

#### **Summary for DP14: Development in the River Clun Catchment**

This policy is **significantly positive** for **conserving and enhancing water quality** in Shropshire and reduce the risk of water pollution in the long-term. It would also be positive in the medium term but is unlikely to have an effect in the short-term.

Additionally, it would positively contribute to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as it is specifically designed to protect the River Clun Special Area of Conservation.

The policy has no effect on the sustainability objectives of the conservation and enhancement of Shropshire's air quality, landscape character and areas of heritage value. The policy will also not change baseline for objectives concerned with the promotion of the efficient use of natural resources, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change or reducing flood risk. Sustainability objectives concerned with encouraging a strong and sustainable economy throughout the county, providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all and supporting active and healthy communities are unlikely to be affected by this policy.

In addition, the policy is unlikely to change the current situation with respect to encouraging the use of sustainable means of transport, reducing the need of people to travel by car and protecting and improving soil quality.

#### **Summary for DP15: Green Infrastructure**

This policy is **significantly positive** for **protecting and enhancing the range of plants and animals** in Shropshire and the quality and extent of wildlife habitats, **supporting active and healthy communities** and **promoting adaptation and mitigation to climate change**.

The policy will also positively contribute to the protection of soil (and its quality) and conserving and enhancing Shropshire's air and water quality whilst reducing the risk of air and water pollution. Habitat creation measures as part of green infrastructure provision would result in a positive contribution to the reduction of flood risk and flood management,



and as green infrastructure contributes greatly to landscape character, it would positively affect the conservation and enhancement of landscape character and local distinctiveness.

The policy has no effect on the sustainability objectives of reducing carbon dioxide emissions, promoting use of natural resources, encouraging the use of sustainable means of transport or reducing the need of people to travel by car. The policy will also not change the baseline for objectives concerned with encouraging a strong and sustainable economy throughout Shropshire, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all sections of society or the conservation and enhancement of areas of heritage value and their setting.

#### **Summary for DP16: Open Space**

This policy is **significantly positive** for the promotion of **access to services for all sections of society**, as it aims to provide equal access to good quality outdoor space, including sports and play facilities for all residents of new housing development. It is also **significantly positive** for **supporting healthy and active communities**, as the provision of good quality open space within new residential development and sports facilities in line with the Playing Pitch Strategy will support healthy and active lifestyles.

The policy would also positively contribute to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. This is due to the open space within new development offering opportunities to increase the extent and distribution of habitats within Shropshire. Mitigation measures to avoid an adverse effect from increased recreational pressure on internationally designated sites will provide for their protection. It also positively affects the promotion of adaptation and mitigation to climate change and the conservation and enhancement of landscape character and local distinctiveness.

The policy has no effect on the sustainability objectives of conserving and enhancing areas of heritage value, water quality (and reducing water pollution risks) and air quality (and reducing air pollution risks). Sustainability objectives concerned with promoting efficient use of natural resources, reducing the need of people travelling by car, encouraging sustainable means of transport and reducing carbon dioxide emissions are unlikely to be affected by this policy. The policy will not change the baseline for objectives concerned with encouraging a strong and sustainable economy, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the protection and improvement of soil quality or the reduction of flood risk and improvement of flood management.

#### **Summary for DP17: Landscaping of New Development**

As there is a requirement to take heritage assets and their settings into account in this policy and that good quality landscaping in new development can contribute to a sense of place, this policy positively contributes to the conservation and enhancement of landscape character and areas of heritage value. As existing habitats on development sites are likely to be retained, it also assists with the protection and enhancement of the range and plants of animals in the county. In addition, there may be a small positive effect on the provision of new habitats and their connectivity through well designed landscaping schemes, thus promoting adaptation and mitigation to climate change.

This policy has no effect on the sustainability objectives of conserving and enhancing Shropshire's air or water quality or risk of air or water pollution. Sustainability objectives concerned with promoting access to service for all sections of society, encouraging the use of sustainable means of transport, reducing the need for people to travel by car and reducing carbon dioxide emissions are unlikely to be affected by this policy. It is also unlikely to change the current situation with respect to encouraging a strong and sustainable economy

in the county, providing a sufficient amount of good quality housing which meets the needs of all sections of society or support active and healthy communities. The policy will also not change the baseline for objectives concerned with protecting and improving soil quality, reducing flood risk and improving flood management and promoting efficient use of natural resources.

**Summary for DP18: Landscape and Visual Amenity**

This policy **significantly contributes** to conserving and enhancing **landscape character and local distinctiveness**.

In addition, it also has a positive effect with regards to protecting and enhancing the range of plants and animals in Shropshire as well as conserving and enhancing areas of heritage value, as they are often key components of landscape character and as such are likely to be safeguarded.

The policy has no effect on the sustainability objectives of encouraging a strong and sustainable economy throughout Shropshire, providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all sections of society, supporting active and healthy communities and promoting efficient use of natural resources. The policy will also not change the baseline for objectives concerned with encouraging the use of sustainable means of transport, reducing the need of people to travel by car, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change and protecting and improving soil quality. Sustainability objectives concerned with conserving and enhancing Shropshire air and water quality (as well as reducing air and water pollution) as well as reducing flood risk and improve flood management are also unlikely to be affected by this policy.

**Summary for DP19: Pollution and Public Amenity**

This policy **significantly contributes** to the **protection and improvement of soil quality**, as the protection of Shropshire's best and most versatile agricultural land is a key aim of this policy. It also **significantly contributes** to the **conservation and enhancement of Shropshire's air quality** (and reduction in the risk of air pollution) as well as the **promotion of the efficient use of natural resources** (as the re-use of brownfield and despoiled, degraded, derelict or unstable land is supported).

The policy will likely contribute to the reduction in carbon dioxide emissions, as it supports electric charging infrastructure which will reduce carbon dioxide emissions in the medium to long term. Additionally, it will also positively affect the reduction in the need for people to travel by car and would contribute to the conservation and enhancement of landscape character and local distinctiveness (the tranquillity of Shropshire Hills AONB is protected by this policy).

The policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats and the conservation and enhancement of areas of heritage value and their setting. Sustainability objectives concerned with encouraging the use of sustainable means of transport, reducing carbon dioxide emissions and promoting adaptation and mitigation to climate change are unlikely to be affected by this policy.

The policy is also unlikely to change the current situation with respect to providing a sufficient amount of good quality housing which meets the needs of all sections of society, promotion of access to services for all sections of society, encouraging a strong and sustainable economy throughout Shropshire and supporting active and healthy communities. The policy will also not change the baseline for objectives concerned with conserving and

enhancing water quality in Shropshire and reduce the risk of water pollution, as well as reducing flood risk and improving flood management.

#### **Summary for DP20: Water Resources and Water Quality**

This policy **significantly contributes** to the **conservation and enhancement of water quality** in Shropshire and reducing the risk of water pollution. Existing water resources are likely to be protected from harmful pollutants whilst improvements to water quality are supported.

In addition, the policy positively contributes to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats. This is due to watercourses and riverside habitats which are likely to be conserved and enhanced whilst opportunities to provide new habitats through river restoration are provided. Likewise, new riverine habitats offer opportunities to adapt to and mitigate the effects of climate change means that the promotion of adaptation and mitigation to climate change Objective is supported by this policy, as well as promoting access to services for all sections of society.

Sustainability objectives concerned with conserving and enhancing landscape character and areas of heritage value, as well as Shropshire's air quality and reducing the risk of air pollution, are unlikely to be affected by this policy. The policy will not change the baseline for objectives concerned with encouraging a strong and sustainable economy throughout Shropshire, providing a sufficient amount of good quality housing which meets the needs of all sections of society, supporting active and healthy communities and promoting the efficient use of natural resources.

The policy is also unlikely to change the current situation with respect to encouraging the use of sustainable means of transport, reducing the need of people to travel by car, reducing carbon dioxide emissions, reducing flood risk (and improving flood management) and protecting and improving soil quality.

#### **Summary for DP21: Water Efficiency**

This policy **significantly contributes** to the promotion of the **efficient use of natural resources** (the efficient use of water is the primary aim of this policy) and the **reduction in carbon dioxide emissions** (as reducing water use and improving water efficiency are likely to reduce carbon dioxide emissions).

In addition, the water quality standard for new residential development supports the objective to provide good quality housing (which would meet the needs of all sections of society).

Sustainability objectives concerned with the conservation and enhancement of water and air quality (and reducing air and water pollution) as well as the conservation and enhancement of landscape character and areas of heritage value are unlikely to be affected by this policy. Likewise, the policy has no effect on the sustainability objectives of the promotion of adaptation and mitigation to climate change, reducing the need of people to travel by car, encouraging the use of sustainable means of transport and encouraging a strong and sustainable economy throughout Shropshire. The policy is also unlikely to change the current situation with respect to the protection and enhancement of the range of plants and animals in the county, promotion of access to services for all sections of society, supporting active and healthy communities, protecting and improving soil quality or reducing flood risk and improve flood management.

### **Summary for DP22: Flood Risk**

This policy **significantly contributes** to **reducing flood risk** and improve flood management – the policy requires development to be located in areas of lowest flood risk and promotes the management of residual risk. Furthermore, the policy **significantly contributes** to the promotion of **adaptation and mitigation to climate change**, as reducing flooding and managing floods effectively supports adaptation to the effects of climate change and provides mitigation for the same.

The policy has no effect on the sustainability objectives of protecting and enhancing the range of plants and animals in the county, the encouragement of a strong and sustainable economy throughout Shropshire, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society and the promotion of access to services for all sections of society.

The policy will not change the baseline for objectives concerned with the encouragement of the use of sustainable means of transport, reducing the need of people to travel by car, supporting active and healthy communities and conserving and enhancing the water and air quality, including reducing the risk of water and air pollution. Likewise, the policy is unlikely to change the current situation with respect to protecting and improving soil quality, reducing carbon dioxide emissions, promoting efficient use of natural resources and conserving and enhancing landscape character and areas of heritage value.

### **Summary for DP23: Sustainable Drainage Systems**

This policy **significantly contributes** to **reducing flood risk** and improve flood management – the provision of SuDS will reduce flood risk and contribute to flood management. Likewise it also **significantly contributes** to the **conservation and enhancement of water quality** in Shropshire and reduce the risk of water pollution, as existing water resources are likely to be protected from pollution and the further deterioration of water quality prevented.

The policy will also positively contribute to the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats (as SuDS provide opportunities for habitat creation). In addition, it also positively affects the promotion of adaptation and mitigation to climate change as SuDS are likely to provide new aquatic habitats which can aid in mitigating the effects of climate change as they become established.

The policy has no effect on the sustainability objectives of encouraging a strong and sustainable economy throughout Shropshire, provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the promotion of access to services for all sections of society and the supporting of active and healthy communities. Sustainability objectives concerned with conserving and enhancing areas of heritage value and landscape character and air quality, as well as protecting and conserving soil are unlikely to be affected by this policy.

The policy will also not change the baseline for objectives concerned with the encouragement of the use of sustainable means of transport, reducing the need for people to travel by car, reducing carbon dioxide emissions and promoting efficient use of natural resources.

**Summary for DP24: Conserving and Enhancing the Historic Environment**

This policy is **significantly positive** towards **conserving and enhancing features areas of heritage value** and their setting, as designated and non-designated heritage assets will be conserved, enhanced and better managed throughout Shropshire. The policy also has positive effects in relation to conserving and enhancing landscape character and local distinctiveness as heritage assets are often key components of landscape character and as such the former is likely to be conserved and local distinctiveness maintained.

Sustainability objectives concerned with encouraging the use of sustainable means of transport, reducing the need of people to travel by car, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change, promoting efficient use of natural resources and reducing flood risk and improving flood management are unlikely to be affected by this policy. Similarly the policy has no effect on the sustainability objectives of conserving and enhancing Shropshire's air and water quality (and reducing air and water pollution), protecting and improving soil quality and protecting and enhancing the range of plants and animals in Shropshire.

The policy will not change the baseline for objectives concerned with encouraging a strong and sustainable economy throughout Shropshire, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the promotion of access to services for all sections of society or the support for active and healthy communities.

**Summary for DP25: Green Belt and Safeguarded Land**

This policy is **significantly positive** towards **conserving and enhancing landscape character** and local distinctiveness, as they are likely to be conserved. The policy would also make positive contributions to the protection and improvement of soil quality (as restricting development in the Green Belt is likely to conserve soil quality) and conserving and enhancing features and areas of heritage value and their setting (as the control of development in the Green Belt is likely to protect heritage assets).

In addition, the policy also makes a positive contribution towards encouraging a strong and sustainable economy throughout Shropshire as the existing businesses and employment opportunities at RAF Cosford are supported. Likewise it positively affects the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as Green Belt enhancement through biodiversity benefits is supported.

The policy is unlikely to change the current situation with respect to providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all sections of society, encouraging the use of sustainable means of transport and reducing the need of people to travel by car. The policy has no effect on the sustainability objectives of supporting active and healthy communities, conserving and enhancing the air and water quality in the county (and reducing the risk of air and water quality), reducing flood risk and improving flood management, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change as well as promoting efficient use of natural resources.

**Summary for DP26: Shropshire Hills Area of Outstanding Natural Beauty**

This policy is **significantly positive** towards **conserving and enhancing landscape character** and local distinctiveness, as it aims to avoid harm to the special qualities of the AONB. In addition, the policy positively affects the protect and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as planning proposals are encouraged to improve the management of wildlife sites. Likewise, it also positively affects the conservation and enhancement of areas of heritage value and their

setting, as they are a key feature of the designated landscape and as such are likely to be protected.

The policy has no effect on the sustainability objectives of reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change, promoting the efficient use of natural resources or conserving and enhancing the air or water quality in Shropshire (and reduce the risk of air or water pollution). The policy will not change the baseline for objectives concerned with reducing flood risk (and improving flood management), protecting and improving soil quality, supporting active and healthy communities, reducing the need for people to travel by car or encouraging the use of sustainable means of transport.

Sustainability objectives concerned with encouraging a strong and sustainable economy throughout Shropshire, provision of a sufficient amount of good quality housing which meets the needs of all sections of society and the promotion of access to services for all sections of society are unlikely to be affected by this policy.

#### **Summary for DP27: Infrastructure Provision**

This policy positively encourages a strong and sustainable economy throughout Shropshire, as the provision of infrastructure is likely to maintain and support existing businesses and retain employment in Shropshire.

This policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the promotion of access to services for all sections of society, encouraging the use of sustainable means of transport, reducing the need of people to travel by car and supporting active and healthy communities.

It is unlikely that the policy will change the current situation with respect to protecting and improving soil quality, reducing flood risk and improving flood management, conserving and enhancing water and air quality and reducing the risk of water and air pollution, reducing carbon dioxide emissions or promoting adaptation and mitigation to climate change. Likewise, sustainability objectives concerned with promoting efficient use of natural resources and conserving and enhancing landscape character and areas of heritage value are unlikely to be affected by this policy.

#### **Summary for DP28: Broadband and Mobile Communications Infrastructure**

This policy is **significantly positive** for **reducing the need of people to travel by car** as remote ways of working are supported by this policy thus reducing the need for private vehicle use. Likewise the policy is **significantly positive** for **promoting access to services for all sections of society** as the provision and connectivity of mobile and digital services will be increased.

The policy also positively affects strong and sustainable economy throughout Shropshire as employment opportunities in digital and mobile technology are likely be provided and existing businesses supported in the transition to a digital economy. In addition, in the medium to long-term, the policy will positively contribute to conserving and enhancing Shropshire's air quality and reduce the risk of air pollution as well as reducing carbon dioxide emissions (due to an increase in remote working).

The policy has no effect on the sustainability objectives of the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, encouraging the use of sustainable means of transport and

supporting active and healthy communities. The policy will not change the baseline for objectives concerned with protecting and improving soil quality, conserving and enhancing water quality (and reducing the risk of water pollution), reducing flood risk, promoting adaptation and mitigation to climate change, promoting the efficient use of natural resource and conserving and enhancing features and areas of heritage value and their setting.

The policy may have a negative effect on conserving and enhancing landscape character and local distinctiveness - whilst locational and design requirements are aimed at minimising visual impacts on the surrounding area and much of the infrastructure may be small in scale, there is still the potential for a negative effect on landscape character and local distinctiveness depending on operational requirements.

#### **Summary for DP29: Communications and Transport**

This policy is **significantly positive** for **promoting access to services for all sections of society** (as access to services will be supported by good communications and transport infrastructure), **encouraging the use of sustainable means of transport** and **reducing the need of people to travel by car** (as support for footways, cycleways, public rights of way and bridleways for active travel is aimed at reducing private vehicle use).

In addition, the policy also positively contributes to supporting active and healthy communities (as active travel networks will have health benefits) and encouraging a strong and sustainable economy throughout Shropshire – as improvements in Shropshire’s communications and transport networks are likely to maintain and support existing businesses and retain employment in the county. In the medium to long term, the policy would also positively assist with conserving and enhancing Shropshire’s air quality and reduce the risk of air pollution as well as reducing carbon dioxide emissions (due to a change towards more sustainable modes of communications and travel).

The policy has no effect on the sustainability objectives of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, protecting and improving soil quality, conserving and enhancing water quality in Shropshire and reduce the risk of water pollution and reducing flood risk and improving flood management. Likewise, sustainability objectives concerned with promoting adaptation and mitigation to climate change, promoting efficient use of natural resources and conserving and enhancing landscape character and areas of heritage value are unlikely to be affected by this policy.

#### **Summary for DP30: Health and Wellbeing**

This policy is **significantly positive** for **providing a sufficient amount of good quality housing** which meets the needs of all sections of society, as it encourages housing of the appropriate type and size and in the right location built to internal and external space standards. It is also **significantly positive** for the **promotion of access to services for all sections of society** as it safeguards, maintains and improves community facilities and services and aims to ensure access to these for all sections of society. Likewise it is **significantly positive for supporting active and healthy communities**.

In addition, the policy is positive for encouraging the use of sustainable means of transport as well as reducing the need of people to travel by car. In the medium to long term, the policy positively affects the conservation and enhancement of Shropshire’s air quality and reduce the risk of air pollution, as the policy’s promotion of walking and cycling is likely to improve air quality in the medium to long term.

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The policy is unlikely to change the current situation with respect to protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, encouraging a strong and sustainable economy throughout Shropshire, protection and improvement of soil quality and conserving and enhancing landscape character and areas of heritage value. In addition, the policy has no effect on the sustainability objectives of conserving and enhancing water quality and reducing the risk of water pollution, reducing flood risk and improving flood management, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change and promoting efficient use of natural resources.

**Summary for DP31: Mineral Safeguarding**

This policy has a positive effect on encouraging a strong and sustainable economy throughout Shropshire, as mineral working supports Shropshire's economy and is likely to lead to the retention of jobs and business in the county.

Sustainability objectives concerned with protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all sections of society, encouraging the use of sustainable means of transport, reducing the need of people to travel by car and supporting active and healthy communities are unlikely to be affected by this policy.

This policy is unlikely to change the current situation with respect to: conserving and enhancing Shropshire's water and air quality (and reducing the risk of water and air pollution), protecting and improving soil quality, conserving and enhancing areas of heritage value and landscape and reducing flood risk or improve flood management. Likewise, the policy has no effect on the sustainability objectives of reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change and promoting efficient use of natural resources.

**Summary for DP32: Sites for Sand and Gravel Working**

This policy will have a positive effect on encouraging a strong and sustainable economy throughout Shropshire, as mineral working supports Shropshire's economy and is likely to lead to the retention of jobs and business in the county.

Sustainability objectives concerned with protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to services for all sections of society, encouraging the use of sustainable means of transport, reducing the need of people to travel by car and supporting active and healthy communities are unlikely to be affected by this policy.

This policy is unlikely to change the current situation with respect to: conserving and enhancing Shropshire's water and air quality (and reducing the risk of water and air pollution), protecting and improving soil quality, conserving and enhancing areas of heritage value and landscape and reducing flood risk or improve flood management. Likewise, the policy has no effect on the sustainability objectives of reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change and promoting efficient use of natural resources.

**Summary for DP33: Managing Development and Operation of Mineral Sites**

This policy will have a positive effect on protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, as the environment is protected from adverse impacts and opportunities for biodiversity enhancement through site



restoration are encouraged. It will also have positive effects on the conservation and enhancement of areas of heritage value (the working of locally sourced building stone will support the sensitive and appropriate restoration of built heritage assets).

In addition, the policy will have positive outcomes in relation to encouraging a strong and sustainable economy throughout Shropshire (it is likely to lead to the retention of business and jobs in Shropshire), conserving and enhancing water quality in the county and reducing the risk of water pollution as well as reducing flood risk (as these issues are required to be addressed) as well as promoting adaptation and mitigation to climate change.

The policy has no effect on the sustainability objectives of providing a sufficient amount of good quality housing which meets the needs of all sections of society, promoting access to access to services for all sections of society or supporting active and healthy communities. Sustainability objectives concerned with encouraging the use of sustainable means of transport, reducing the need of people to travel by car, reducing carbon dioxide emissions and promoting efficient use of natural resources are unlikely to be affected by this policy. In addition, the policy will not change the baseline for objectives concerned with protecting and improving soil quality, conserving and enhancing Shropshire's air quality and reduce the risk of air pollution or conserving and enhancing landscape character.

#### **Summary for DP34: Waste Management Facilities**

This policy will have **significant positive** effect on the **promotion of the efficient use of natural resources**, as this policy supports waste recycling and recovery facilities. In addition, this policy also positively responds to encouraging a strong and sustainable economy throughout Shropshire, as it supports the waste management industry and so is likely to lead to the retention of business and jobs in Shropshire.

Sustainability objectives concerned with conserving and enhancing areas of heritage value and landscape character, reducing carbon dioxide emissions, promoting adaptation and mitigation to climate change and conserving and enhancing Shropshire's air and water quality (and reducing the risk of air and water pollution) are unlikely to be affected by this policy. Likewise, this policy is unlikely to change the current situation with respect to encouraging the use of sustainable means of transport, reducing the need of people to travel by car, reducing flood risk and improving flood management, protecting and improving soil quality and supporting active and healthy communities.

The policy would also not change the baseline for objectives concerned with protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, provision of sufficient amount of good quality housing which meets the needs of all sections of society and promoting access to services for all sections of society.

#### **Summary for DP35: Landfill and Landraising Sites**

This policy will positively contribute to the conservation and enhancement of water quality in Shropshire and reduce the risk of water pollution, as well as encourage a strong and sustainable economy throughout Shropshire (as the policy supports the waste disposal industry and so is likely to lead to the retention of business and jobs in Shropshire).

The policy has no effect on the sustainability objectives of protecting and enhancing the range of plants and animals in Shropshire and the quality and extent of wildlife habitats, the provision of a sufficient amount of good quality housing which meets the needs of all sections of society, the promotion of access to services for all sections of society or the support for active and healthy communities. Additionally, the policy will not change the baseline for objectives concerned with encouraging the use of sustainable means of

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transport, reducing the need of people to travel by car, reducing carbon dioxide emissions, reducing flood risk and improve flood management and protecting and improving soil quality.

Sustainability objectives concerned with conserving and enhancing Shropshire's air quality and reduce the risk of air pollution, landscape character and local distinctiveness as well as areas of heritage value are unlikely to be affected by this policy. The policy is also unlikely to change the current situation with respect to the promotion of adaptation and mitigation to climate change and the promotion of the efficient use of natural resources.

### **Sustainability Appraisal of sites.**

9.4. SA was carried out for the 57 settlements where growth is proposed in the Pre-Submission Draft Plan as well as the 2 strategic settlements and 1 strategic site. These settlements comprise:

Strategic Centre  
Shrewsbury

Principal Centres  
Bridgnorth  
Ludlow  
Market Drayton  
Oswestry  
Whitchurch

Key Centres  
Albrighton  
Bishop's Castle  
Broseley  
Church Stretton  
Cleobury Mortimer  
Craven Arms  
Ellesmere  
Highley  
Much Wenlock  
Shifnal  
Wem

Strategic Settlements  
Clive Barracks, Tern Hill  
Former Ironbridge Power Station

Strategic Site  
RAF Cosford

Community Hubs  
Alveley  
Baschurch  
Bayston Hill  
Bicton  
Bomere Heath

Bucknell  
Burford  
Chirbury  
Clee Hill/The Knowle  
Clive  
Clun  
Cosford (assessed as a Strategic Site)  
Cressage  
Cross Houses  
Ditton Priors  
Dorrington  
Dudleston Heath  
Ford  
Gobowen  
Hadnall  
Hanwood  
Hinstock  
Hodnet  
Kinnerley  
Knockin  
Llanymynech  
Longden  
Minsterley  
Nesscliffe  
Pant  
Pontesbury  
Prees  
Ruyton XI Towns  
Shawbury  
St Martins  
Trefonen  
West Felton  
Weston Rhyn  
Whittington  
Woore/Irelands Cross  
Worthen and Brockton

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- 9.5. The Pre-Submission Draft Local Plan proposes housing allocations in the majority of these locations whilst employment allocations are only proposed for Bridgnorth, Ludlow, Shifnal and Shrewsbury.
- 9.6. A number of new sites were promoted both during the Preferred Sites and Strategic Sites consultations and afterwards. These were included in the site SA for the Pre-Submission Draft Plan alongside all sites from the Strategic Land Availability Assessment (SLAA). Sites in the same settlement were then assessed against each other. These form the options which the SA must consider.
- 9.7. It should be noted that the results for the Pre-Submission Draft Plan site SA differ from those of the Preferred and Strategic Site's SA due to the inclusion of more recently promoted sites.

### **Amendments to the site SA methodology**

- 9.8. The amendments to the SA site assessment methodology described in section XX above were carried forward for the Pre-Submission Draft Local Plan SA. However, a further change was made in response to comments received to the Preferred Sites consultation. These raised concerns that the key issue of climate change had not been adequately considered in the site assessment process, particularly SO6, 'Reducing the need of people to travel by car'. This was translated into criteria 6 in the Scoping Report as 'Regular peak time public transport service within 480m of site boundary' but had been omitted from the Preferred Sites and Strategic Sites SA due a lack of data.
- 9.9. To rectify this, a data gathering exercise was undertaken for the Pre-Submission Draft SA. This mapped all bus stops and train stations within 480m of SLAA sites around the 58 settlements identified for growth. A new criterion 6 'Site boundary within 480m of a public transport node with a regular service offered during peak travel times' was then inserted in the excel spreadsheet and subsequent criteria were renumbered accordingly. Table 9.1 below shows the revised spreadsheet.
- 9.10. At the same time, concern was raised that the impact of development on air quality (SO11 Conserve and enhance Shropshire's air quality and reduce the risk of air pollution) was not being adequately addressed through the site assessment and SA process. Criteria 10 in the site SA 'Site wholly/partly within an Air Quality Management Area' is designed to assess this, but it is recognised that impacts on Air Quality Management Areas (AQMA) may occur from an increase in traffic movements resulting from development on sites at some distance from the AQMA. However, the assessment of such impacts usually takes place at the planning application stage, as a technical exercise involving traffic and air quality modelling. As such it would not be feasible to carry this out for all the 2000 plus SLAA sites. Instead, the proximity of a site to the public transport network as expressed in the new criteria 6, supports the need to reduce traffic movements, as does criteria 5 which assesses proximity to a range of services and facilities.

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**Table 9.1: Excel spreadsheet used in Pre-Submission Draft Plan site SA**

Criteria	Criteria Description	Scoring Guide	Site Ref:
1	Site wholly or partly within one or more of the following (record all that apply):	Yes = double minus score (--) No = zero score (0)	
	Special Area of Conservation		
	Ramsar Site		
	National Nature Reserve		
	Site of Special Scientific Interest		
	Ancient Woodland		
	Wildlife Site		
	Local Nature Reserve		
2	Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):	Yes = minus score (-) No = zero score (0)	
	1km of a Special Area of Conservation		
	1km of a Ramsar Site		
	500m of a National Nature Reserve		
	500m of a Site of Special Scientific Interest		
	500m of Ancient woodland		
	250m of a Wildlife Site		
	100m of a Local Nature Reserve		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	
4	Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):	Yes = minus score (-) No = zero score (0)	
	Children's playground		
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
5	Site boundary within 480m <sup>3</sup> of one or more of the following (record all that apply):		
	Primary School		

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	GP surgery	Yes = plus score (+) No = minus score (-)	
	Library(permanent or mobile library stop)		
	Leisure centre		
	Children's playground		
	Outdoor sports facility		
	Amenity green space		
	Accessible natural green space (natural/semi-natural green space)		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	
13	Site wholly/partly within/contains any of the following (record all that apply):	Yes = double minus score (--) No = zero score (0)	
	a World Heritage Site or its buffer zone		
	a Scheduled Monument		
	a Registered Battlefield		
	a Registered Park or Garden		
	a Conservation Area		
	a Listed Building		
14	Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):		

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	300m of a World Heritage Site or its buffer zone			
	300m of a Scheduled Monument			
	300m of a Registered Battlefield	Yes = minus score (-) No = zero score (0)		
	300m of a Registered Park or Garden			
	300m of a Conservation Area			
	100m of a Listed Building			
15	Site is wholly/partly classified as very high landscape sensitivity for <b>residential</b>	Double minus score (--)		
	Site is wholly/partly classified as high landscape sensitivity for <b>residential</b>	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>residential</b>	Zero score (0)		
	Site is wholly classified as low <b>landscape sensitivity</b> for <b>residential</b> or site is inside the development boundary	Plus score (+)		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded			
	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (--)		
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)		
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site is inside the development boundary	Plus score (+)		
	Overall Score			
Overall Sustainability Conclusion				

**Summary of the SA results for sites**

- 9.11. The results of the site SA and Local Plan site assessments, including the strategic sites, are given in Appendices B to T and appendix U provides a map of the sites.
- 9.12. The tables on the following pages summarise the site SA results. They are arranged in Place Plan order, following the format of the Pre-Submission Draft Final Plan consultation document. The summary for employment sites in Bridgnorth, Ludlow, Shrewsbury and Shifnal is given after the housing summary. Allocated sites are shown as bold with a grey highlight.
- 9.13. The site SAs for the following settlements are shown for information only because either a Neighbourhood Plan is being prepared, or no allocations are proposed.

<b>Settlement</b>	<b>Reason</b>
Bishop's Castle	Neighbourhood Plan
Broseley	Neighbourhood Plan
Cleobury Mortimer	Neighbourhood Plan
Craven Arms	No allocations proposed
Dudleston Heath	No allocations proposed
Woore/Irelands Cross and Pipe Gate	No allocations proposed
Kinnerley	No allocations proposed
Trefonen	No allocations proposed
Cross Houses	No allocations proposed
Dorrington	No allocations proposed
Hanwood	No allocations proposed
Longden	No allocations proposed
Nesscliffe	No allocations proposed

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<b>Albrighton Sites SA: Summary</b>	
ALB002	Good
ALB003	Good
ALB005	Good
ALB007	Good
ALB008	Good
ALB009	Fair
ALB010	Poor
ALB013	Good
ALB014	Good
ALB015	Poor
ALB016	Poor
ALB017	Fair
ALB018	Good
ALB019	Poor
ALB020	Poor
ALB021	Poor
ALB022	Poor
ALB023	Good
ALB024	Poor
P32a	Good
P32b	Fair
P32c	Fair
P35	Fair
P36a	Fair
P36b	Good
P37a	Poor
P37b	Poor
P38	Fair
P39	Poor
<b>ALB017 &amp; ALB021</b>	<b>Fair</b>

<b>Bishop's Castle Sites SA: Summary</b>	
BIS001	Fair
BIS004	Poor
BIS005	Poor
BIS006	Fair
BIS007	Fair
BIS008	Fair
BIS009	Fair
BIS010	Poor

<b>Bishop's Castle Sites SA: Summary</b>	
BIS012	Fair
BIS013	Fair
BIS016	Fair
BIS017	Fair
BIS018	Fair
BIS019	Good
BIS020	Good
BIS021	Fair
BIS023	Poor
BIS024	Poor
BIS025	Poor
BIS026	Fair
BIS027	Poor
BIS027VAR	Poor
BIS028	Poor
BIS029	Fair
BIS030	Poor
BIS031	Fair

<b>Bucknell Sites SA: Summary</b>	
BKL001	Good
BKL002	Fair
BKL003	Good
BKL004	Fair
BKL005	Good
BKL008	Poor
<b>BKL008a</b>	<b>Fair</b>
BKL009	Good
BKL010	Fair
BKL011	Good
BKL012	Good

<b>Chirbury Sites SA: Summary</b>	
<b>CHR001</b>	<b>-5</b>
<b>CHR002</b>	<b>-4</b>

<b>Clun Sites SA: Summary</b>	
CLU001	-5
CLU002	-11
CLU003	-7
CLU004	-8
<b>CLU005</b>	<b>-6</b>



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<b>Worthen and Brockton Sites SA: Summary</b>	
WBR001	Good
WBR003	Poor
WBR004	Good
WBR005	Fair
WBR006	Good
WBR007	Poor
WBR008	Poor
WBR008VAR	Poor
WBR009	Fair
WBR009VAR	Fair
<b>WBR010</b>	<b>Good</b>
WBR011	Poor
<b>WBR007 &amp; WBR008</b>	<b>Poor</b>

<b>Bridgnorth Housing Sites SA: Summary</b>	
BRD001	Good
BRD003	Good
BRD005	Fair
BRD006	Fair
BRD006a	Fair
BRD007X	Fair
BRD011	Fair
BRD012	Fair
BRD014	Fair
BRD015X	Fair
BRD016	Poor
BRD017	Fair
BRD018X	Fair
BRD019	Fair
BRD019a	Fair
BRD021	Fair
BRD022	Fair
BRD023	Fair
BRD024	Fair
BRD025	Fair
BRD026	Fair
BRD027	Good
BRD028	Fair
<b>BRD030</b>	<b>Poor</b>

<b>Bridgnorth Housing Sites SA: Summary</b>	
ODY001	Poor
ODY002	Poor
ODY004	Poor
ODY007	Fair
ODY008	Poor
ODY009	Poor
ODY010	Poor
ODY011X	Poor
P52	Poor
P53a	Poor
P53b	Poor
P54	Poor
P55	Fair
P56	Fair
P58a	Fair
P58b	Fair
P59	Fair
P61	Poor
P62	Poor
P63	Poor
STC001	Fair
STC002	Fair
STC003	Fair
STC004	Fair
STC005	Fair
STC006	Fair

<b>Bridgnorth Employment Sites SA Summary</b>	
BRD001	Good
BRD003	Good
BRD005	Fair
BRD006	Fair
BRD006a	Fair
BRD007X	Fair
BRD011	Fair
BRD012	Good
BRD014	Fair
BRD015X	Fair
BRD016	Poor
BRD017	Good
BRD018X	Good

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<b>Bridgnorth Employment Sites SA Summary</b>	
BRD019	Good
BRD019a	Good
BRD021	Fair
BRD022	Fair
BRD023	Good
BRD024	Good
BRD025	Good
BRD026	Fair
BRD027	Fair
BRD028	Fair
<b>BRD030</b>	<b>Fair</b>
ODY001	Poor
ODY002	Poor
ODY004	Poor
ODY007	Fair
ODY008	Poor
ODY009	Poor
ODY010	Poor
ODY011X	Poor
P52	Poor
P53a	Poor
P53b	Poor
P54	Poor
P55	Fair
P56	Fair
<b>P58a</b>	<b>Fair</b>
P58b	Fair
P59	Fair
P61	Poor
P62	Poor
P63	Poor
STC001	Fair
<b>STC002</b>	<b>Fair</b>
STC003	Fair
STC004	Fair
STC005	Fair
STC006	Fair

<b>Alveley Sites SA: Summary</b>	
ALV001	Good
ALV001VAR	Good
ALV002	Fair

<b>Alveley Sites SA: Summary</b>	
ALV003	Fair
ALV004	Poor
ALV005	Poor
ALV006	Good
ALV007	Good
<b>ALV009</b>	<b>Good</b>
ALV009VAR	Good
ALV010	Good
ALV011	Good
ALV012	Fair
ALV013	Good
ALV014	Good
P74	Fair
P71	Good
P75	Fair
P76	Fair
P79	Good
<b>ALV006 &amp; ALV007</b>	<b>Good</b>

<b>Ditton Priors Sites SA: Summary</b>	
DNP001	Poor
DNP002	Fair
DNP003	Good
DNP004	Good
DNP005	Poor
DNP006	Fair
DNP007	Fair
DNP008	Good
<b>DNP009</b>	<b>Fair</b>
DNP010	Good
DNP011	Fair

<b>Broseley Sites SA: Summary</b>	
BEH001	Good
BEH002	Good
BEH003X	Good
BEH006	Good
BEH007	Fair
BEH008	Good
BRO004	Good
BRO006X	Good

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<b>Broseley Sites SA: Summary</b>	
BRO007	Good
BRO010	Good
BRO011	Poor
BRO012	Fair
BRO014	Poor
BRO015	Good
BRO020	Good
BRO021	Good
BRO022	Good
BRO024	Fair
BRO026	Fair
BRO027	Good
BRO028X	Fair
BRO029	Fair
BRO030	Fair
BRO031	Fair
BRO032	Fair
BRO033	Poor
BRO034	Fair
BRO035X	Good
BRO036	Good
BRO037	Good
BRO038	Good
BRO039	Good
BRO040	Good
BRO041	Good
BRO042	Fair
BRO043	Good
JKD001	Poor
JKD002	Fair
JKD003	Fair
JKD004	Poor

<b>Church Stretton Sites SA: Summary</b>	
CST001	Good
CST002	Good
CST003	Fair
CST004	Poor
CST005	Poor
CST006	Poor
CST007	Fair

<b>Church Stretton Sites SA: Summary</b>	
CST008	Fair
CST009	Fair
CST010	Good
CST011	Good
CST012X	Fair
CST013	Poor
CST014	Fair
CST015	Fair
CST016X	Fair
CST017	Good
CST018	Fair
CST020	Poor
CST020VAR	Poor
<b>CST021</b>	<b>Fair</b>
CST023	Good
CST026	Fair
CST027	Poor
CST028	Fair
CST029	Poor
CST030	Poor
CST030A	Fair
CST031	Poor
CST032	Fair
CST033	Fair
CST034	Fair
CST035	Good
CST036	Poor
CST037	Fair
CST038	Good
CST039	Poor
CST028VAR/ CST040	Fair

<b>Cleobury Mortimer Sites SA: Summary</b>	
CMO002	Fair
CMO003	Fair
CMO004	Fair
CMO005	Good
CMO006	Good
CMO009	Good

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<b>Cleobury Mortimer Sites SA: Summary</b>	
CMO017	Good
CMO018	Poor
CMO019	Good
CMO020	Poor

<b>Craven Arms Sites SA: Summary</b>	
CRA001	Good
CRA002	Poor
CRA003	Fair
CRA004	Fair
CRA005	Fair
CRA006	Poor
CRA007	Poor
CRA010	Poor
CRA011	Poor
CRA012	Good
CRA013X	Good
CRA014	Poor
CRA015	Poor
CRA016	Poor
CRA017	Poor
CRA018	Fair
CRA021	Good
CRA023	Poor
CRA024	Poor
CRA025	Poor
CRA026	Poor
CRA027X	Fair
CRA028	Fair
CRA029	Good
CRA030	Poor
CRA031	Fair
CRA032	Fair
CRA033	Poor
CRA034X	Good
CRA035X	Good

<b>Ellesmere Sites SA: Summary</b>	
ELL001	Good
ELL002	Good

<b>Ellesmere Sites SA: Summary</b>	
ELL003	Fair
ELL005	Good
ELL006	Fair
ELL007	Good
ELL008	Fair
ELL009	Good
ELL010	Fair
ELL013	Good
ELL015	Fair
ELL019	Poor
ELL020	Fair
ELL023X	Poor
ELL024	Fair
ELL024a	Fair
ELL024b	Fair
ELL025	Good
ELL026	Good
ELL027	Good
ELL028	Fair
ELL029	Fair
ELL032	Good
ELL033	Poor
<b>ELL005, ELL008 &amp; ELL033</b>	<b>Good</b>

<b>Dudleston Heath Sites SA: Summary</b>	
DHG001	Fair
DHG002X	Fair
DHG003	Good
DHG004	Good
DHG005X	Poor
DHG006	Good
DHG007	Good
DHG008	Fair
DHG009	Fair
DHG010	Poor
DHG011	Fair
DHG012	Fair
DHG013	Poor
DHG014	Poor

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<b>Dudleston Heath Sites SA: Summary</b>	
DHG015	Fair
DHG016	Good
EME001	Poor

<b>Highley Sites SA: Summary</b>	
HNN001	Fair
HNN002	Fair
HNN003X	Good
HNN004	Fair
HNN006	Fair
HNN008	Fair
HNN009	Fair
HNN010	Good
HNN010a	Fair
HNN010b	Fair
HNN012X	Good
HNN013	Fair
HNN014	Good
HNN015	Fair
<b>HNN016</b>	<b>Fair</b>
HNN017	Fair
HNN018	Poor
HNN019	Fair
HNN021	Poor
HNN023	Fair
HNN025	Fair

<b>Ludlow Housing Sites SA: Summary</b>	
LUD001	Fair
LUD004	Fair
LUD005	Good
LUD006X	Fair
LUD007X	Good
LUD010	Poor
LUD012	Fair
LUD013	Poor
LUD019	Good
LUD022	Good
LUD024	Good
LUD025	Fair
LUD027	Fair

<b>Ludlow Housing Sites SA: Summary</b>	
LUD028	Fair
LUD031X	Fair
LUD032	Fair
LUD037	Fair
LUD038	Good
LUD039X	Fair
LUD040	Poor
LUD041	Fair
LUD042	Fair
LUD043	Fair
LUD044	Fair
LUD045	Poor
LUD046	Poor
LUD047	Fair
LUD048	Fair
LUD049	Poor
LUD050	Fair
LUD051	Poor
LUD052	Poor
LUD053	Poor
LUD054	Poor
LUD055	Fair
<b>LUD056</b>	<b>Good</b>
<b>LUD057</b>	<b>Good</b>

<b>Ludlow Employment Sites SA Summary</b>	
LUD001	Fair
LUD004	Fair
LUD005	Good
LUD006X	Poor
LUD007X	Good
LUD010	Poor
LUD012	Fair
LUD013	Poor
LUD019	Good
LUD022	Good
LUD024	Good
LUD025	Good
LUD027	Fair
LUD028	Fair

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<b>Ludlow Employment Sites SA Summary</b>	
LUD031X	Fair
LUD032	Fair
LUD037	Fair
LUD038	Good
LUD039X	Poor
LUD040	Poor
LUD041	Fair
LUD042	Fair
LUD043	Fair
LUD044	Fair
LUD045	Poor
LUD046	Poor
LUD047	Fair
LUD048	Fair
LUD049	Fair
LUD050	Fair
LUD051	Poor
<b>LUD052</b>	<b>Poor</b>
LUD053	Poor
LUD054	Poor
LUD055	Fair
LUD056	Good
LUD057	Good

<b>Burford Sites SA: Summary</b>	
<b>BUR001</b>	<b>Poor</b>
<b>BUR002</b>	<b>Poor</b>
BUR003	Poor
<b>BUR004</b>	<b>Good</b>
BUR005	Poor
BUR006	Poor
BUR007	Poor
BUR008	Poor
BUR009	Poor
SPH001	Poor
SPH002	Poor
SPH003	Good

<b>Clee Hill Sites SA: Summary</b>	
CHK001	-5
<b>CHK002</b>	<b>-5</b>

<b>Clee Hill Sites SA: Summary</b>	
<b>CHK004X</b>	<b>-9</b>
CHK005	-9

<b>Market Drayton Sites SA: Summary</b>	
LCA001	Poor
MDR001	Good
MDR002	Good
MDR003	Fair
MDR004	Fair
MDR005	Good
<b>MDR006</b>	<b>Fair</b>
MDR007	Fair
MDR008	Poor
MDR009	Poor
MDR010	Fair
MDR011X	Fair
<b>MDR012</b>	<b>Fair</b>
MDR013	Fair
MDR014	Poor
MDR015	Fair
MDR016	Fair
MDR018	Fair
MDR018VAR	Good
MDR019	Fair
MDR021	Fair
MDR023	Good
MDR025	Good
MDR026	Good
MDR027	Fair
MDR028	Fair
MDR029	Fair
MDR031	Fair
MDR032	Fair
<b>MDR034</b>	<b>Fair</b>
MDR035X	Fair
MDR037	Poor
MDR038	Poor
MDR039	Poor
MDR040	Poor
MDR041	Fair
MDR042	Fair
MDR043	Poor

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<b>Market Drayton Sites SA: Summary</b>	
MDR044	Fair
MDR045	Fair
MDR046	Poor
MDR047	Good
MDR048	Poor
MDR049	Fair
MDR050	Fair
<b>MDR039 &amp; MDR043</b>	<b>Poor</b>

<b>Hinstock Sites SA: Summary</b>	
HKW001	Good
HKW002	Fair
HKW003	Poor
HKW004	Fair
HKW005	Fair
HKW006	Good
HKW007X	Good
<b>HKW009</b>	<b>Fair</b>
HKW009VARa	Good
HKW009VARb	Good
HKW012	Poor
HKW013	Poor
HKW014	Poor
HKW015	Poor
HKW016	Poor
HKW017	Fair
HKW018	Fair

<b>Hodnet Sites SA: Summary</b>	
HHH001	Fair
HHH002	Fair
HHH003	Poor
HHH004X	Poor
HHH005	Fair
HHH006X	Poor
HHH010	Poor
HHH012	Poor
HHH013	Poor
HHH014	Good
HHH015	Good

<b>Hodnet Sites SA: Summary</b>	
HHH016	Good
HHH017	Good
<b>HHH001 &amp; HHH014</b>	<b>Fair</b>

<b>Woore, Irelands Cross and Pipe Gate Sites SA: Summary</b>	
PIP001	Fair
PIP004	Poor
WIC001	Good
WIC002	Good
WIC003	Good
WIC004	Fair
WIC005	Good
WIC008	Good
WIC009	Good
WIC010	Fair
WIC011	Poor
WIC013	Poor
WIC014	Good
WIC015	Fair
WIC016	Poor

<b>Minsterley Sites SA: Summary</b>	
MIN001X	Good
MIN003	Good
MIN004	Good
MIN006	Poor
MIN007	Fair
MIN008	Fair
MIN009	Fair
MIN010	Fair
MIN012	Poor
MIN013	Fair
MIN014	Poor
MIN015	Fair
MIN016	Fair
MIN017	Good
<b>MIN018</b>	<b>Poor</b>
MIN019	Fair

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<b>Pontesbury Sites SA: Summary</b>	
POH001X	Poor
PON001	Fair
PON002	Good
PON004	Good
PON005	Poor
PON006X	Good
PON007X	Good
PON008	Poor
PON009	Fair
PON010	Good
PON011	Fair
PON012	Fair
PON013	Fair
PON014	Poor
PON015	Fair
PON016	Good
PON017	Poor
PON018X	Poor
PON020	Poor
PON021	Fair
PON022	Good
PON023X	Fair
PON024X	Good
PON025	Good
PON027	Fair
PON028	Poor
PON029	Fair
PON030	Poor
PON031	Poor
PON032	Poor
PON033	Poor
PON034	Poor
PON035	Poor
PON036	Poor
PON037	Poor
PON038	Poor
PON039	Poor
PON040	Poor
<b>PON008, PON017 &amp; PON030</b>	<b>Poor</b>

<b>Much Wenlock Sites SA: Summary</b>	
MUW001	Fair
MUW002	Good
MUW003	Good
MUW006	Good
MUW007	Good
MUW008	Good
MUW009	Good
MUW010	Poor
MUW011	Poor
MUW012	Fair
<b>MUW012VAR</b>	<b>Fair</b>
MUW013	Poor
MUW014	Poor
MUW015	Good
MUW016	Fair
MUW016VAR	Good
MUW017	Fair

<b>Cressage Sites SA: Summary</b>	
CES001	-7
CES002	-3
CES003	0
CES004	0
<b>CES005</b>	<b>-2</b> Range is 0 to -7
<b>CES006</b>	<b>-1</b> Range is 0 to -7

<b>Oswestry Sites SA: Summary</b>	
MOR001X	Fair
MOR005	Fair
MOR008	Fair
MOR009	Good
MOR010	Fair
MOR012	Good
MOR013	Fair
MOR014	Good
MOR015	Fair
MOR016	Fair
OSW001	Good
OSW002	Fair
OSW003	Poor
OSW005	Fair



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<b>Oswestry Sites SA: Summary</b>	
OSW006	Good
OSW007	Fair
OSW009	Fair
OSW013	Fair
OSW014	Good
OSW015	Fair
<b>OSW017</b>	<b>Fair</b>
OSW018a	Fair
OSW020X	Fair
OSW021	Good
OSW023	Poor
OSW026	Fair
OSW027	Fair
OSW028	Poor
OSW029	Good
OSW032	Fair
OSW037	Poor
OSW038	Fair
OSW040	Fair
OSW042	Fair
OSW043	Good
OSW044	Fair
OSW045	Good
OSW046	Fair
OSW047	Fair
OSW048	Poor
OSW049	Poor
OSW050	Fair
OSW051	Fair
OSW052	Poor
OSW053	Poor
OSW054	Poor
OSW055	Poor
OSW056	Poor
OSW057	Poor
OSW058	Fair
OSW060	Fair
OSW062	Good
OSW063	Fair
OSW064	Poor
OSW065	Fair
OSW068	Good
PKH002	Fair

<b>Oswestry Sites SA: Summary</b>	
PKH007	Fair
PKH008	Fair
PKH011	Fair
PKH012	Fair
PKH013	Fair
PKH016	Fair
PKH018	Fair
PKH020	Good
PKH021	Fair
PKH022	Fair
PKH023	Fair
PKH024X	Fair
PKH025	Fair
PKH026	Fair
PKH027	Good
PKH029	Fair
PKH030	Fair
PKH031	Fair
PKH032	Fair
PKH033	Poor
<b>PKH002, PKH011, PKH013, PKH029, PKH031 &amp; PKH032</b>	<b>Fair</b>

<b>Gobowen Sites SA: Summary</b>	
GWR001	Good
GWR002	Fair
GWR004	Poor
GWR005	Fair
GWR006	Poor
GWR007	Poor
<b>GWR009</b>	<b>Fair</b>
GWR014	Fair
GWR018	Fair
GWR020	Fair
GWR022	Poor
GWR023	Poor
GWR024a	Fair
GWR024b	Poor
GWR025	Fair

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<b>Gobowen Sites SA: Summary</b>	
GWR026	Fair

<b>Kinnerley Sites SA: Summary</b>	
DKH001	Poor
DKH005	Poor
DKH006	Poor
DKH009	Poor
DKH010	Poor
DKH016	Good
KNN001X	Good
KNN002X	Good
KNN003	Fair
KNN004X	Good
KNN005	Good
KNN006	Good
KNN007	Good
KNN008	Good
KNN009	Fair
KNN011	Good
KNN013	Good
KNN014	Good
KNN015	Good
KNN016	Good
KNN017	Poor
KNN018	Good
KNN019	Good
KNN019a	Good
KNN019b	Good
KNN020	Good

<b>Knockin Sites SA: Summary</b>	
KCK001	-5
KCK002	-11
KCK003	-3
KCK004	-7
KCK005	-9
KCK006X	-6
KCK008	-6
<b>KCK009</b>	<b>-7</b>
KCK011	-4

<b>Llanymynech Sites SA: Summary</b>	
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LYH001X	-6
LYH002X	-6
LYH003	-4
LYH004	-4
LYH005X	-6
LYH006	-6
<b>LYH007</b>	<b>-5</b>

<b>Pant Sites SA: Summary</b>	
PYC002	Fair
PYC003	Good
PYC004X	Good
PYC005	Fair
PYC006	Fair
PYC007	Fair
PYC008	Fair
PYC010	Fair
PYC011	Good
PYC012	Fair
PYC013	Fair
PYC014	Fair
PYC015	Fair
PYC016	Good
PYC017	Good
PYC018	Good
PYC019	Poor
PYC020	Fair
<b>PYC021</b>	<b>Fair</b>
PYC022	Fair

<b>Ruyton XI Towns Sites SA: Summary</b>	
RUY001	Poor
RUY002	Poor
RUY005	Fair
RUY006	Good
RUY007	Good
RUY010	Fair
RUY011	Good
RUY012	Poor
RUY014	Good
RUY015	Good
RUY016	Good
RUY017X	Good

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<b>Ruyton XI Towns Sites SA: Summary</b>	
<b>RUY019</b>	<b>Good</b>
RUY020	Good
RUY022	Good
RUY023	Fair
RUY024	Poor
RUY025	Poor
RUY026	Poor
RUY027	Fair
RUY028	Poor
RUY029	Poor

<b>St Martins Sites SA: Summary</b>	
SMH001	Good
SMH002	Good
SMH003	Poor
SMH004	Fair
SMH006	Fair
SMH008	Good
SMH009	Good
SMH010	Good
SMH011	Good
SMH012X	Fair
SMH013	Fair
SMH016	Good
SMH017	Good
SMH019	Good
SMH021	Fair
SMH022	Good
SMH024	Good
SMH025	Good
SMH027	Good
SMH028	Good
SMH030	Fair
<b>SMH031</b>	<b>Fair</b>
SMH032	Fair
SMH033	Fair
SMH034	Good
SMH035	Good
SMH036	Poor
SMH037	Fair
<b>SMH038</b>	<b>Fair</b>

<b>St Martins Sites SA: Summary</b>	
SMH039	Poor
SMH040	Fair
SMH041	Fair

<b>Trefonen Sites SA: Summary</b>	
TRF001	Fair
TRF002	Poor
TRF003	Fair
TRF004	Poor
TRF005	Poor
TRF006	Good
TRF008	Good
TRF009	Good
TRF010	Poor
TRF011	Good
TRF012X	Fair
TRF013X	Poor
TRF014	Good
TRF015	Fair
TRF016X	Good
TRF017	Good

<b>West Felton Sites SA: Summary</b>	
WEF001	Good
WEF002	Good
WEF003	Good
WEF004	Poor
WEF006	Fair
WEF008	Fair
WEF009	Fair
WEF010	Good
WEF011	Fair
WEF013	Fair
WEF014	Poor
WEF015	Good
WEF017	Good
WEF018	Poor
WEF020	Good
WEF021	Fair
WEF022	Good
WEF023	Poor
WEF024	Poor
<b>WEF025</b>	<b>Good</b>

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<b>West Felton Sites SA: Summary</b>	
WEF026	Fair
WEF027	Poor
WEF028	Poor
WEF029	Poor
WEF030	Good
WEF031	Good

<b>Weston Rhyn Sites SA: Summary</b>	
WRP001	Good
WRP002X	Good
WRP003	Good
WRP005	Fair
<b>WRP006</b>	<b>Fair</b>
WRP007X	Good
WRP008X	Good
WRP009	Good
WRP012	Good
WRP013	Fair
WRP015	Fair
WRP016	Fair
<b>WRP017</b>	<b>Fair</b>
RHS002	Fair
RHS003	Poor
RHS004	Poor
RHS005	Fair
RHS007X	Fair
RHS009	Poor
RHS010	Fair
RHS012	Fair
RHS013	Fair
RHS014X	Fair

<b>Whittington Sites SA: Summary</b>	
WHN001	Good
WHN002	Fair
WHN003X	Good
WHN004	Fair
WHN005	Fair
WHN006	Fair
WHN007	Fair
WHN008	Fair
WHN009X	Good

<b>Whittington Sites SA: Summary</b>	
WHN010	Good
WHN011	Good
WHN012	Fair
WHN013	Fair
WHN014	Good
WHN016	Good
WHN017	Good
WHN018	Fair
WHN019	Good
WHN020	Fair
WHN023	Poor
<b>WHN024</b>	<b>Fair</b>
WHN025	Good
WHN026	Poor
WHN026VAR	Good
WHN027	Good
WHN028	Good

<b>Shifnal Housing Sites SA: Summary</b>	
P10	Fair
P14	Fair
P15a	Poor
P15b	Poor
P16	Fair
P17a	Fair
P17b	Fair
SHF004	Good
SHF005	Good
SHF007	Poor
SHF009	Good
<b>SHF013</b>	<b>Good</b>
SHF015	Fair
SHF016	Good
SHF017	Good
SHF018a	Fair
SHF018b	Poor
SHF018c	Good
SHF018d	Poor
SHF019	Good
SHF019VAR	Fair
SHF021	Fair

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<b>Shifnal Housing Sites SA: Summary</b>	
SHF022	Fair
SHF023	Fair
SHF024	Poor
SHF025	Good
SHF026	Poor
SHF027	Good
SHF028	Good
SHF029	Fair
SHF032	Good
SHF033	Good
SHF034	Good
SHF035	Fair
SHF037	Good
<b>SHF015 &amp; SHF029</b>	<b>Poor</b>
SHF018b & SHF018d	Poor
<b>SHF022 &amp; SHF023 (part)</b>	<b>Poor</b>

<b>Shifnal Employment Sites SA Summary</b>	
P10	Poor
P14	Good
P15a	Poor
P15b	Poor
P16	Fair
P17a	Fair
P17b	Fair
SHF004	Fair
SHF005	Good
SHF007	Fair
SHF009	Good
SHF013	Good
SHF015	Good
SHF016	Good
SHF017	Good
SHF018a	Fair
SHF018b	Fair
SHF018c	Good
SHF018d	Fair
SHF019	Fair

<b>Shifnal Employment Sites SA Summary</b>	
SHF019VAR	Fair
SHF021	Fair
SHF022	Fair
SHF023	Fair
SHF024	Fair
SHF025	Good
SHF026	Fair
SHF027	Good
SHF028	Good
SHF029	Fair
SHF032	Fair
SHF033	Fair
SHF034	Fair
SHF035	Fair
SHF037	Fair
<b>SHF018b &amp; SHF018d</b>	<b>Fair</b>

<b>Shrewsbury Housing Sites SA: Summary</b>	
BES001X	Poor
BES002	Poor
BES003	Fair
BIT026	Fair
GVH001X	Poor
SHR001X	Good
SHR002	Fair
SHR003	Good
SHR004	Good
SHR005	Fair
SHR006	Good
SHR007	Good
SHR008	Good
SHR011	Good
SHR012	Good
SHR014	Fair
SHR015	Good
SHR016	Good
SHR019	Fair
SHR020	Good
SHR021X	Fair

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<b>Shrewsbury Housing Sites SA: Summary</b>	
SHR022X	Good
SHR023	Fair
SHR025	Poor
SHR026	Poor
SHR027	Poor
SHR031	Poor
SHR032	Fair
SHR033X	Good
SHR035	Good
SHR036X	Good
SHR037	Good
SHR038	Fair
SHR039X	Good
SHR040	Fair
SHR041X	Fair
SHR042	Fair
SHR043X	Good
SHR044	Poor
SHR046	Poor
SHR053	Good
<b>SHR054a</b>	<b>Fair</b>
SHR054b	Fair
SHR054c	Fair
SHR055	Fair
SHR056	Poor
SHR057	Fair
SHR058	Poor
SHR059X	Fair
SHR060	Fair
SHR063	Fair
SHR064	Fair
SHR065	Fair
SHR066	Fair
SHR067	Good
SHR074	Good
SHR075X	Fair
SHR076	Fair
SHR077	Good
SHR080	Fair
SHR081	Fair
SHR083	Fair

<b>Shrewsbury Housing Sites SA: Summary</b>	
SHR084	Good
SHR085	Fair
SHR086	Good
SHR088	Fair
SHR090X	Fair
SHR093	Fair
SHR096	Fair
SHR099	Fair
SHR100	Poor
SHR101X	Fair
SHR103	Good
SHR104	Poor
SHR105	Fair
SHR106	Fair
SHR109	Fair
SHR110	Fair
SHR111	Fair
SHR115	Fair
SHR116	Fair
SHR117	Fair
SHR120	Good
SHR121	Good
SHR123	Fair
SHR124X	Good
SHR126	Good
SHR127	Good
SHR131	Good
SHR132	Fair
SHR134	Fair
SHR137X	Fair
SHR138X	Fair
SHR139	Good
SHR140	Fair
SHR141X	Good
SHR142	Poor
SHR143X	Poor
SHR144X	Fair
<b>SHR145</b>	<b>Fair</b>
SHR146	Good
SHR147	Good
SHR148	Fair

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<b>Shrewsbury Housing Sites SA: Summary</b>	
SHR149	Poor
SHR150	Good
SHR154	Fair
SHR157	Poor
SHR157VAR	Poor
SHR158	Fair
SHR159	Good
SHR160	Poor
SHR161	Fair
SHR162	Fair
SHR163	Fair
SHR164	Fair
SHR165	Fair
SHR166	Fair
SHR167	Fair
SHR168	Fair
SHR169	Fair
SHR170	Fair
SHR171	Fair
SHR172	Fair
<b>SHR173</b>	<b>Fair</b>
SHR174	Fair
SHR175	Fair
SHR176	Fair
SHR177	Fair
SHR178	Fair
SHR179	Fair
SHR180	Fair
SHR181	Fair
SHR182	Fair
SHR183	Fair
SHR184x	Fair
SHR185	Fair
SHR186	Fair
SHR187	Fair
SHR188	Fair
SHR189	Fair
SHR190	Fair
SHR191	Fair
SHR192	Fair
SHR193	Fair

<b>Shrewsbury Housing Sites SA: Summary</b>	
SHR194	Fair
SHR195	Fair
SHR196	Fair
SHR197	Fair
SHR197VAR	Fair
SHR198	Fair
SHR199	Fair
SHR200	Fair
SHR201	Fair
SHR203	Fair
SHR204	Fair
SHR205	Fair
SHR206	Fair
SHR207	Fair
SHR208	Fair
SHR209	Fair
SHR210	Fair
SHR211	Fair
SHR212	Fair
SHR213	Fair
SHR215	Fair
SHR216	Fair
SHR217	Fair
SHR218	Fair
SHR219	Fair
SHR221	Fair
SLC002	Fair
SLC003	Fair
UFF001	Fair
UFF002	Fair
UFF003X	Fair
UFF004	Fair
UFF005	Fair
UFF006	Fair
UFF007	Fair
UFF008	Fair
<b>SHR057 &amp; SHR177</b>	<b>Fair</b>
<b>SHR060, SHR158 &amp; SHR161</b>	<b>Fair</b>

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Shrewsbury Employment Sites SA Summary	
BES001X	Poor
BES002	Poor
BES003	Good
BIT026	Fair
GVH001X	Poor
SHR001X	Good
SHR002	Fair
SHR003	Good
SHR004	Fair
SHR005	Poor
SHR006	Good
SHR007	Good
SHR008	Good
SHR011	Good
SHR012	Good
SHR014	Fair
SHR015	Fair
SHR016	Good
SHR019	Fair
SHR020	Good
SHR021X	Fair
SHR022X	Fair
SHR023	Fair
SHR025	Poor
SHR026	Poor
SHR027	Poor
SHR031	Poor
SHR032	Fair
SHR033X	Fair
SHR035	Good
SHR036X	Good
SHR037	Good
SHR038	Fair
SHR039X	Good
SHR040	Fair
SHR041X	Fair
SHR042	Fair
SHR043X	Good
SHR044	Poor
SHR046	Poor
SHR053	Fair

Shrewsbury Employment Sites SA Summary	
SHR054a	Fair
SHR054b	Poor
SHR054c	Fair
SHR055	Fair
SHR056	Poor
SHR057	Fair
SHR058	Poor
SHR059X	Fair
SHR060	Fair
SHR063	Fair
SHR064	Fair
SHR065	Poor
SHR066	Fair
SHR067	Good
SHR074	Good
SHR075X	Fair
SHR076	Fair
SHR077	Good
SHR080	Fair
SHR081	Fair
SHR083	Good
SHR084	Good
SHR085	Fair
SHR086	Good
SHR088	Good
SHR090X	Fair
SHR093	Fair
SHR096	Fair
SHR099	Fair
SHR100	Poor
SHR101X	Fair
SHR103	Good
SHR104	Poor
SHR105	Fair
SHR106	Fair
SHR109	Poor
SHR110	Fair
SHR111	Poor
SHR115	Fair
SHR116	Fair
SHR117	Fair



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Shrewsbury Employment Sites SA Summary	
SHR120	Good
SHR121	Good
SHR123	Fair
SHR124X	Fair
SHR126	Fair
SHR127	Good
SHR131	Good
SHR132	Fair
SHR134	Fair
SHR137X	Fair
SHR138X	Fair
SHR139	Good
SHR140	Poor
SHR141X	Fair
SHR142	Poor
SHR143X	Poor
SHR144X	Fair
SHR145	Good
SHR146	Good
SHR147	Good
SHR148	Fair
SHR149	Poor
SHR150	Fair
SHR154	Fair
SHR157	Poor
SHR157VAR	Poor
SHR158	Fair
SHR159	Fair
SHR160	Poor
SHR161	Fair
SHR162	Fair
SHR163	Fair
SHR164	Poor
SHR165	Fair
<b>SHR166</b>	<b>Poor</b>
SHR167	Fair
SHR168	Fair
SHR169	Poor
SHR170	Fair
SHR171	Fair
SHR172	Fair

Shrewsbury Employment Sites SA Summary	
SHR173	Fair
SHR174	Fair
SHR175	Fair
SHR176	Poor
SHR177	Fair
SHR178	Fair
SHR179	Fair
SHR180	Fair
SHR181	Fair
SHR182	Fair
SHR183	Fair
SHR184x	Fair
SHR185	Fair
SHR186	Fair
SHR187	Fair
SHR188	Fair
SHR189	Fair
SHR190	Fair
SHR191	Fair
SHR192	Fair
SHR193	Fair
SHR194	Fair
SHR195	Fair
SHR196	Fair
SHR197	Fair
<b>SHR197VAR</b>	<b>Fair</b>
SHR198	Fair
SHR199	Poor
SHR200	Fair
SHR201	Fair
SHR203	Fair
SHR204	Fair
SHR205	Fair
SHR206	Fair
SHR207	Fair
SHR208	Fair
SHR209	Fair
SHR210	Fair
SHR211	Fair
SHR212	Fair
SHR213	Poor

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<b>Shrewsbury Employment Sites SA Summary</b>	
SHR215	Fair
SHR216	Fair
SHR217	Fair
SHR218	Fair
SHR219	Fair
SHR221	Fair
SLC002	Fair
SLC003	Fair
UFF001	Fair
UFF002	Fair
UFF003X	Fair
UFF004	Fair
UFF005	Fair
UFF006	Fair
UFF007	Fair
UFF008	Fair

<b>Baschurch Sites SA: Summary</b>	
BNP003	Good
BNP005	Good
BNP006	Fair
BNP007	Good
BNP008	Good
BNP009	Poor
BNP010	Poor
BNP011	Fair
BNP012	Poor
BNP014	Good
BNP017	Fair
BNP021	Good
BNP022	Good
BNP023	Good
<b>BNP024</b>	<b>Good</b>
BNP030X	Good
BNP031X	Poor
BNP033	Poor
BNP034a	Fair
<b>BNP035</b>	<b>Fair</b>
BNP036	Poor
BNP037	Poor
BNP037VAR	Poor

<b>Baschurch Sites SA: Summary</b>	
BNP038	Poor
BNP039	Fair
BNP040	Fair
BNP041	Poor

<b>Bayston Hill Sites SA: Summary</b>	
BAY001	Fair
BAY002	Fair
BAY003	Fair
BAY005	Fair
BAY006	Fair
BAY008	Good
BAY009	Fair
BAY010	Good
BAY011	Good
BAY013	Fair
BAY015X	Poor
BAY017	Good
BAY018X	Good
BAY019	Good
BAY022	Good
BAY023	Fair
BAY024X	Poor
BAY025	Good
BAY026	Good
BAY027	Poor
BAY029	Fair
BAY030	Poor
BAY032	Fair
BAY033	Fair
BAY035	Good
BAY036	Good
BAY037	Poor
BAY038	Poor
<b>BAY039</b>	<b>Fair</b>
BAY040	Good
BAY041	Fair
BAY042	Good
BAY043	Poor
BAY044	Good
BAY045	Fair
BAY046	Fair
BAY047	Poor

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<b>Bayston Hill Sites SA: Summary</b>	
BAY048	Fair
BAY048VAR	Fair
BAY049	Fair
<b>BAY050</b>	<b>Good</b>

<b>Bicton Sites SA: Summary</b>	
BIT001	Poor
BIT002	Good
BIT006	Good
BIT009	Fair
BIT010	Good
BIT011X	Poor
BIT013	Good
BIT014	Good
BIT015	Fair
BIT018X	Poor
BIT019X	Poor
BIT020	Poor
BIT021	Good
<b>BIT022</b>	<b>Good</b>
BIT023	Fair
BIT024	Poor
BIT025	Poor
BIT026	Good
BIT027	Fair
BIT028	Poor
BIT029	Poor
BIT030	Good
BIT031	Poor
BIT032	Good
BIT033	Good

<b>Bomere Heath Sites SA: Summary</b>	
BOM002	Good
BOM003	Good
BOM004	Good
BOM006	Good
BOM007X	Fair
BOM008	Poor
BOM010	Fair
BOM012	Good
BOM013	Poor

<b>Bomere Heath Sites SA: Summary</b>	
BOM014	Good
BOM015	Good
BOM016	Good
BOM017	Good
<b>BOM019</b>	<b>Good</b>
<b>BOM020</b>	<b>Good</b>
BOM021	Fair
BOM022	Fair
BOM023	Fair
BOM024	Poor

<b>Cross House Sites SA: Summary</b>	
CSH001	-7
CSH003	-3
CSH004	-7
CSH005	-5
CSH006	-2

<b>Dorrington Sites SA: Summary</b>	
DGN001X	Good
DGN002	Good
DGN003	Good
DGN004	Fair
DGN006X	Good
DGN007	Good
DGN008X	Good
DGN013X	Good
DGN014	Poor
DGN015	Good
DGN016	Good
DGN017	Good
DGN018	Good
DGN019	Good
DGN020	Good
DGN021	Good

<b>Ford Sites SA: Summary</b>	
FRD001	Fair
FRD002X	Good
FRD003X	Good
FRD004	Fair
FRD005	Fair

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<b>Ford Sites SA: Summary</b>	
FRD006X	Good
FRD007	Fair
FRD009	Fair
<b>FRD011</b>	<b>Good</b>
FRD012	Good
FRD013	Poor
FRD014	Good
FRD015X	Poor
FRD016	Poor

<b>Hanwood Sites SA: Summary</b>	
HWD001X	-4
HWD002	-1
HWD003	-2
HWD004	-2
HWD005	-1
HWB001X	-6
HWB003	-7
HWB004	-3
HWB006	-6

<b>Longden Sites SA: Summary</b>	
LGN002	Fair
LGN003	Fair
LGN005	Good
LGN006	Good
LGN007	Fair
LGN008	Fair
LGN009	Fair
LGN011	Fair
LGN012	Poor
LGN013	Fair
LGN014	Fair
LGN015	Fair
LGN016	Poor
LGN017	Poor
LGN018	Poor
LGN019	Poor
LGN020	Good

<b>Nesscliffe Sites SA: Summary</b>	
NES001	Poor
NES002	Poor

<b>Nesscliffe Sites SA: Summary</b>	
NES003	Good
NES005	Good
NES007	Fair
NES009X	Fair
NES011	Fair
NES012	Poor
NES013	Good
NES014	Good
NES015	Poor
NES016	Good
NES017	Fair
NES018	Poor

<b>Wem Sites SA: Summary</b>	
WEM002	Poor
WEM003	Fair
WEM004	Fair
WEM005	Good
WEM006	Fair
WEM007	Fair
WEM009	Fair
<b>WEM010</b>	<b>Good</b>
WEM011	Poor
WEM013	Poor
WEM014	Fair
WEM016	Good
WEM018	Good
WEM020	Fair
WEM021	Good
<b>WEM025</b>	<b>Fair</b>
WEM026	Fair
WEM027	Fair
WEM028X	Poor
WEM029	Fair
WEM030	Fair
WEM031	Good
WEM032	Poor
<b>WEM033</b>	<b>Poor</b>
WEM034	Fair
WEM035	Poor
WEM036	Poor
WEM037	Fair
WEM038	Fair

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<b>Wem Sites SA: Summary</b>	
WEM038VAR	Fair
WEM039	Fair
WEM040	Fair
WEM041	Good
WEM042	Poor
WEM044	Poor
WEM045	Poor
WEM046	Poor
WEM047	Fair
WEM048	Fair
WEM048VAR	Fair

<b>Clive Sites SA: Summary</b>	
CLV001	Good
CLV002	Good
CLV003	Poor
CLV004	Good
CLV005	Fair
CLV006	Good
CLV007	Good
CLV008	Good
CLV009	Fair
CLV010	Good
<b>CLV012</b>	<b>Good</b>
CLV013	Fair
CLV019	Good
CLV015	Poor
CLV016	Good
CLV017	Good
<b>CLV018</b>	<b>Fair</b>
CLV019	Good

<b>Hadnall Sites SA: Summary</b>	
HDL001	Poor
HDL003	Good
HDL003VAR	Good
<b>HDL006</b>	<b>Good</b>
HDL007	Poor
HDL008	Good
HDL009	Good
HDL010	Fair
HDL011	Fair
HDL012	Fair

<b>Hadnall Sites SA: Summary</b>	
HDL013	Fair
HDL014	Good
HDL015	Good
HDL016	Poor
HDL017	Good
HDL018	Good

<b>Shawbury Sites SA: Summary</b>	
SHA001	Good
SHA002	Good
SHA003	Fair
SHA004	Fair
SHA005	Fair
SHA007	Good
SHA009	Good
SHA010	Good
SHA011	Fair
SHA012	Poor
SHA015	Good
SHA016	Good
SHA017	Poor
SHA018	Poor
<b>SHA019</b>	<b>Good</b>

<b>Whitchurch Sites SA: Summary</b>	
WHT001	Good
WHT002	Good
WHT004	Fair
WHT005	Fair
WHT006	Fair
WHT007X	Good
WHT012	Poor
WHT013	Poor
<b>WHT014</b>	<b>Fair</b>
WHT015	Fair
WHT016	Poor
WHT017	Poor
WHT017VAR	Fair
WHT019	Poor
WHT021	Poor
WHT025	Poor
WHT026	Poor
WHT029	Poor

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<b>Whitchurch Sites SA: Summary</b>	
WHT031	Fair
WHT032	Fair
WHT033	Fair
WHT034	Good
WHT035	Fair
WHT036	Poor
WHT037	Fair
WHT037VAR	Fair
WHT038a	Poor
WHT038b	Poor
WHT038c	Poor
WHT039	Poor
WHT040	Fair
WHT040a	Good
WHT040b	Good
WHT040c	Good
WHT041	Poor
<b>WHT042</b>	<b>Fair</b>
WHT043	Poor
WHT044	Fair
WHT045	Good
WHT046	Fair
WHT047	Fair
WHT048	Poor
WHT049	Fair
WHT050	Poor
WHT051	Good
WHT052	Fair
WHT053	Poor
WHT054	Fair
WHT056	Fair
WHT037 & WHT044	Fair

<b>Prees Sites SA: Summary</b>	
PPW001X	Poor
PPW002	Good
PPW004	Good
PPW005	Fair
PPW006	Fair
PPW007	Fair
PPW008	Poor

<b>Prees Sites SA: Summary</b>	
PPW009	Good
PPW010	Poor
PPW011	Poor
PPW013	Fair
PPW014	Fair
PPW015	Poor
PPW017	Fair
PPW018	Fair
PPW019	Good
PPW020	Poor
PPW001X	Poor
PPW021a	Good
PPW021b	Good
PPW022	Fair
PPW023	Poor
PPW024	Fair
<b>PPW025</b>	<b>Fair</b>
PPW026	Poor
PPW027	Poor

<b>Strategic Housing Sites SA Summary</b>	
ALB018	Good
BAY003	Fair
<b>BNT002</b>	<b>Fair</b>
BRD011	Fair
BRD030	Fair
BWU001	Fair
HDL017	Good
<b>IRN001</b>	<b>Poor</b>
LUD004	Fair
LUD041	Good
MDR042 Amended	Good
MDR046	Fair
MDR049	Fair
MOR012	Good
OSW060	Good
P10	Fair
P16	Fair
P17a	Fair
P17b	Fair
P26	Poor

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<b>Strategic Housing Sites SA Summary</b>	
P26 amended	Poor
P28	Fair
P28 & parts of P30 &P40	Fair
<b>P28 and parts of CFD001, P30 and P40</b>	<b>Fair</b>
P29	Poor
P30	Fair
P35	Good
P36b	Good
P40	Fair
P53b	Fair
P54	Fair
P56	Fair
P59	Fair
P61	Poor
P63	Poor
RED006	Fair
RUY020	Good
SHF017	Good
SHF018c	Good
SHF018d	Fair
SHF024	Poor
SHF034	Good
SHF035	Fair
SHF037	Fair
SHH002	Fair
SHR057	Good
SHR058	Fair
SHR105	Fair
SHR109	Fair
SHR157	Fair
SHR157 VAR	Poor
SHR158	Fair
SHR166	Fair
SHR174	Good
SHR176	Good
SHR181	Good
SHR190	Good
SHR192	Fair
SHR196	Good

<b>Strategic Housing Sites SA Summary</b>	
SHR197	Fair
SHR198	Poor
SHR219	Good
STC004	Good
WAH006	Fair
WIC010	Fair

<b>Strategic Employment Sites SA Results</b>	
ALB018	Good
BAY003	Good
<b>BNT002</b>	<b>Fair</b>
BRD011	Good
BRD030	Fair
BWU001	Fair
HDL017	Good
<b>IRN001</b>	<b>Poor</b>
LUD004	Good
LUD041	Good
MDR042 Amended	Good
MDR046	Fair
MDR049	Fair
MOR012	Good
OSW060	Good
P10	Fair
P16	Fair
P17a	Fair
P17b	Fair
P26	Poor
P26 amended	Poor
P28	Good
P28 & parts of P30 &P40	Fair
<b>P28 and parts of CFD001, P30 and P40</b>	<b>Fair</b>
P29	Fair
P30	Good
P35	Good
P36b	Good
P40	Fair

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<b>Strategic Employment Sites SA Results</b>	
P53b	Fair
P54	Fair
P56	Fair
P59	Fair
P61	Fair
P63	Poor
RED006	Fair
RUY020	Good
SHF017	Good
SHF018c	Good
SHF018d	Fair
SHF024	Fair
SHF034	Good
SHF035	Good
SHF037	Fair
SHH002	Fair
SHR057	Good
SHR058	Fair
SHR105	Good

<b>Strategic Employment Sites SA Results</b>	
SHR109	Fair
SHR157	Fair
SHR157 VAR	Fair
SHR158	Good
SHR166	Fair
SHR174	Good
SHR176	Good
SHR181	Good
SHR190	Good
SHR192	Fair
SHR196	Good
SHR197	Good
SHR198	Poor
SHR219	Good
STC004	Good
WAH006	Fair
WIC010	Fair



## Chapter 10: Likely Significant Effects

10.1. Stage B4 of the SA process (Developing and refining alternatives and assessing effects: Diagram 1) states that plan makers should ‘Consider ways of mitigating adverse effects and maximising beneficial effects. This is supported by National Planning Practice Guidance which states that *‘The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them’* (mitigation measures).

### Significant effects for policies.

10.2. The SA Scoping Report identifies significant effects as those that are scored either:

**++** Strongly positive, likely to benefit a large area of Shropshire or a large number of people or receptors, including outside the county. The effect is likely to be direct, permanent, irreversible and of major magnitude.

or

**--** Strongly negative, likely to have a significant adverse impact on the whole, or on a large part of, Shropshire, on internationally or nationally protected assets or on areas outside the county. The effect is predicted to be direct, permanent, irreversible and of major magnitude.

10.3. Table 10.1 below shows the significant effects for the Local Plan policies. There are no significantly negative effects, so no mitigation is proposed.

**Table 10.1 Significant effects for the Local Plan policies**

<b>Policy No</b>	<b>Sustainability Objectives significantly positively affected.</b>	<b>Sustainability Objectives significantly negatively affected.</b>
SP1.The Shropshire Test	SO3, SO7, SO13	No objectives significantly negatively affected
SP2.Strategic Approach	SO2, SO3	No objectives significantly negatively affected
SP3.Climate Change	SO5, SO6, SO13	No objectives significantly negatively affected
SP4. Sustainable Development	No objectives significantly negatively affected	No objectives significantly negatively affected
SP5.High-Quality Design	No objectives significantly negatively affected	No objectives significantly negatively affected
SP6.Managing Housing Development	SO3, SO14	No objectives significantly negatively affected
SP7.Managing Development in Community Hubs	SO3, SO4	No objectives significantly negatively affected
SP8.Managing Development in Community Clusters	No objectives significantly negatively affected	No objectives significantly negatively affected

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<b>Policy No</b>	<b>Sustainability Objectives significantly positively affected.</b>	<b>Sustainability Objectives significantly negatively affected.</b>
SP9.Managing Development in the Countryside	SO2, SO4, SO15, SO16	No objectives significantly negatively affected
SP10.Shropshire Economic Growth Strategy	SO2	No objectives significantly negatively affected
SP11.Delivering Sustainable Economic Growth and Enterprise	SO2	No objectives significantly negatively affected
SP12.Whole Estate Plans	No objectives significantly negatively affected	No objectives significantly negatively affected
SP13.Strategic Planning for Minerals	SO14	No objectives significantly negatively affected
SP14.Waste Management Infrastructure	SO14	No objectives significantly negatively affected
DP1.Residential Mix	SO3	No objectives significantly negatively affected
DP2.Self-Build and Custom-Build Housing	SO3	No objectives significantly negatively affected
DP3.Affordable Housing provision	SO3	No objectives significantly negatively affected
DP4.Affordable Exception Sites	SO3	No objectives significantly negatively affected
DP5.Entry Level Exception Sites	SO3	No objectives significantly negatively affected
DP6. Single Plot Exception Sites	SO3	No objectives significantly negatively affected
DP7.Cross-Subsidy Exception Sites	SO3	No objectives significantly negatively affected
DP8.Gypsy and Traveller Accommodation	SO3	No objectives significantly negatively affected
DP9.Strategic Corridors	SO2, SO3	No objectives significantly negatively affected
DP10.Managing and Supporting Town Centres	SO2, SO4, SO5	No objectives significantly negatively affected
DP11.Tourism, Culture and Leisure	SO2, SO4	No objectives significantly negatively affected
DP12. Minimising Carbon Emissions	SO12	No objectives significantly negatively affected
DP13. The Natural Environment	SO1, SO13	No objectives significantly negatively affected
DP14. Development in the River Clun Catchment	SO9	No objectives significantly negatively affected
DP15. Green Infrastructure	SO1, SO7, SO13	No objectives significantly negatively affected
DP16. Open Space	SO4, SO7	No objectives significantly negatively affected

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Policy No	Sustainability Objectives significantly positively affected.	Sustainability Objectives significantly negatively affected.
DP17. Landscaping of New Development	No objectives significantly negatively affected	No objectives significantly negatively affected
DP18. Landscape and Visual Amenity	SO16	No objectives significantly negatively affected
DP19. Pollution and Public Amenity	SO8, SO11, SO14	No objectives significantly negatively affected
DP20. Water Resources and Water Quality	SO9	No objectives significantly negatively affected
DP21. Water Efficiency	SO12, SO14	No objectives significantly negatively affected
DP22. Flood Risk	SO10, SO13	No objectives significantly negatively affected
DP23. Sustainable Drainage Systems	SO9, SO10	No objectives significantly negatively affected
DP24. Conserving and Enhancing the Historic Environment	SO15	No objectives significantly negatively affected
DP25. Green Belt and Safeguarded Land	SO16	No objectives significantly negatively affected
DP26. Shropshire Hills Area of Outstanding Natural Beauty	SO16	No objectives significantly negatively affected
DP27. Infrastructure Provision	No objectives significantly negatively affected	No objectives significantly negatively affected
DP28. Broadband and Mobile Communications Infrastructure	SO4, SO6	No objectives significantly negatively affected
DP29. Communications and Transport	SO4, SO5, SO6	No objectives significantly negatively affected
DP30. Health and Wellbeing	SO3, SO4, SO7	No objectives significantly negatively affected
DP31. Mineral Safeguarding	No objectives significantly negatively affected	No objectives significantly negatively affected
DP32. Sites for Sand and Gravel Working	No objectives significantly negatively affected	No objectives significantly negatively affected
DP33. Managing Development and Operation of Mineral Sites	No objectives significantly negatively affected	No objectives significantly negatively affected
DP34. Waste Management Facilities	SO14	No objectives significantly negatively affected
DP35. Landfill and Landraising Sites	No objectives significantly negatively affected	No objectives significantly negatively affected

**Significant effects for site allocations.**

10.4. The site SA process uses a Good, Fair or Poor rating system. Sites rated as Poor are considered to have likely significant adverse effects for which mitigation measures

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should be proposed (see section 2.4 above). Tables 10,2 and 10.3 below show the ratings for all allocated housing, employment and strategic sites. For those settlements with less than 10 sites, the range of numerical scores is also given to aid comparison across that settlement

**Table 10.2 Allocated housing sites SA Ratings**

Site	SA rating
ALB017 & ALB021	Fair
ALV006 & ALV007	Good
ALV009	Good
BAY039	Fair
BAY050	Good
BIT022	Good
BKL008a	Fair
BNP024	Good
BNP035	Fair
BNT002*	Fair
BOM019	Good
BOM020	Good
<b>BRD030</b>	<b>Poor</b>
<b>BUR001</b>	<b>Poor</b>
BUR004	Good
CES005	-2 Range is 0 to -7
CES006	-1 Range is 0 to -7
CHK002	-5 Range is -5 to -9
CHR001	-5 Range is -4 to -5
CHR002	-4 Range is -4 to -5
CLU005	-6 Range is -5 to -11
CLV012	Good
CLV018	Fair
CST021	Fair
DNP009	Fair
ELL005, ELL008 & ELL033	Good
FRD011	Good
GWR009	Fair
HDL006	Good

Site	SA rating
HHH001 & HHH014	Fair
HKW009	Fair
HNN016	Fair
<b>IRN001*</b>	<b>Poor</b>
KCK009	-7 Range is -3 to -11
LUD056	Good
LUD057	Good
LYH007	-5 Range is -4 to -6
MDR006	Fair
MDR012	Fair
MDR034	Fair
<b>MDR039 &amp; MDR043</b>	<b>Poor</b>
<b>MIN018</b>	<b>Poor</b>
MUW012VAR	Fair
OSW017	Fair
P28 and parts of CFD001, P30 and P40*	Fair
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Fair
<b>PON008, PON017 &amp; PON030</b>	<b>Poor</b>
PPW025	Fair
PYC021	Fair
RUY019	Good
SHA019	Good
SHF013	Good
<b>SHF015 &amp; SHF029</b>	<b>Poor</b>
<b>SHF022 &amp; SHF023 (part)</b>	<b>Poor</b>

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Site	SA rating
SHR054a	Fair
SHR057 & SHR177	Fair
SHR060, SHR158 & SHR161	Fair
SHR145	Fair
SHR173	Fair
SMH031	Fair
SMH038	Fair
<b>WBR007 &amp; WBR008</b>	<b>Poor</b>
WBR010	Good
WEF025	Good
WEM010	Good
WEM025	Fair
<b>WEM033</b>	<b>Poor</b>
WHN024	Fair
WHT014	Fair
WHT037 & WHT044	Fair
WHT042	Fair
WRP006	Fair
WRP017	Fair

**Table 10.3 Allocated employment sites SA ratings**

Allocated Employment Sites	SA ratings
BNT002* (Tern Hill Barracks)	Fair
BRD030	Fair
<b>LUD052</b>	<b>Poor</b>
<b>IRN001*</b>	<b>Poor</b>
P58a	Fair
P28 & parts of P30 & P40* (RAF Cosford)	Fair
SHF018b & SHF018d	Fair
<b>SHR166</b>	<b>Poor</b>
SHR197VAR	Fair
STC002	Fair

\* Strategic site/settlement

#### Mitigation measures for sites

10.5. Ten of the 73 housing sites and three of the 7 employment sites are rated as Poor. Table 10.4 below shows the mitigation measures proposed. These are also set out in the relevant site guidelines in the Local Plan.

**Table 10.4 Mitigation measures for site allocations**

Site	Reasons for poor score	Mitigation measures
BRD030	Site is not within walking distance (480m) of many services and facilities (primary school, GP Surgery, library, leisure centre, children's playground, outdoor sports facility and accessible natural green space)	<p>The village centre will comprise of an appropriate range of retail and community uses including a community centre to serve the new community. The retail offer will complement and not negatively impact on the viability of the town centre. Provision of retail and community facilities will be linked to the provision of the first phase of residential development.</p> <p>2ha of land will be provided for a new primary school which will serve the new community.</p> <p>If required by the Clinical Commissioning Group (CCG), a medical centre will also be provided on the site.</p> <p>Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the new primary school, local centre and public transport connections. Existing public rights of way will be maintained, and the network appropriately expanded.</p>

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		Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land
	Part of the Site is within Flood Zones 2 or 3	The site will incorporate multi-stage sustainable drainage system features and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site. Development will also be excluded from the portions of the Site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.
	Site contains a Listed Building Site is within 300m of a Listed Building	Site design and layout will reflect and respect the Site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings will be retained. Green infrastructure will create appropriate settings for identified heritage assets.
BUR001	Site is within 500m of the River Teme SSSI.	Landscaping to retain trees along A456 (south) and disused rail line (north), to allow foraging / passage of species and use of habitat on Site margins. External lighting should avoid adverse impacts on amenity and biodiversity.
	Site is within 500m of the Castle Tump Scheduled Monument. Site is within 500m of Grade II Listed Buildings	The design, layout and landscaping of the development should recognise the significance and setting of the heritage assets situated close to the Site. An assessment will be required of the archaeological potential of the Site situated between the former Turnpike route along the A456 and the now disused route of the Tenbury - Bewdley rail line.

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IRN001	<p>Site contains parts of Tick Wood and Benthall Edge SSSI Site contains part of the Buildwas Sand Quarry SSSI Site is close to other parts of Tick Wood and Benthall Edge SSSI and the Buildwas River Section SSSI Site contains part of the Buildwas Sand Quarry Wildlife Site Site is close to the River Severn, Buildwas Roadside Verge and Birches Coppice Wildlife Sites Site is close to Tick Wood, Banghams Wood and Benthall Edge Wood Ancient Woodland Sites.</p>	<p>Retention and protection by appropriate buffer zones within the development of Tick Wood and Benthall Edge SSSI, Buildwas Sand Quarry SSSI and Buildwas Sand Quarry Wildlife Site.</p> <p>Appropriate buffers to Tick Wood and Benthall Edge SSSI, the Buildwas River Section SSSI, the three Ancient Woodland Sites (in line with Natural England and Forestry Commission Standing Advice) and the three Wildlife Sites within the vicinity of the development Site.</p>
	<p>Site contains an outdoor sports facility</p>	<p>The provision of facilities and services within a village centre including a nursery and primary school and GP surgery - the latter subject to CCG assessment and advice</p>
	<p>Site is in Flood Zones 2 and 3 (along the river)</p>	<p>The exclusion from development of those parts of the site within Flood Zones 2 and 3</p>
	<p>Site contains (an extremely) small part of the Severn Gorge Conservation Area Site is close to the Ironbridge Gorge World Heritage Site Site is close to Buildwas Abbey Scheduled Monument Site is close to the remainder of the Severn Gorge Conservation Area Site is close to two Grade II Listed Buildings: The Slip and Albert Edward Bridge.</p>	<p>A comprehensive heritage assessment which addresses the site's relationship with the Ironbridge Gorge World Heritage Site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and the two Grade II Listed Buildings. This will then guide the conservation and enhancement of these features in line with the requirements of the National Planning Policy Framework and Local Plan policy</p>
	<p>Site has a group Tree Preservation Order on its western boundary (in the grounds of Buildwas Abbey)</p>	<p>An assessment of the impact of development on the trees subject to TPO in order to demonstrate how they can be safeguarded.</p>



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	<p>Site is not within easy walking distance of community services and amenities such as a primary school or GP surgery</p>	<p>The provision of green infrastructure (including accessible natural greenspace) and sports facilities – the latter being determined by the Shropshire Playing Pitch and Outdoor Sports Strategy. Pedestrian and cycle links to services and facilities both on-site and the wider area, will be integrated into the green infrastructure network.</p> <p>The provision of facilities and services within a village centre including a nursery and primary school and GP surgery - the latter subject to CCG assessment and advice.</p>
LUD052	<p>Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Outdoor sports facility, Amenity green space and Accessible natural green space)</p>	<p>Scheme to provide improvements to the A49 / Sheet Road junction subject to requirements of Highways England and suitable access to site to serve combined needs of saved allocation, LUD052 and adjacent farmstead.</p> <p>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 service provision in the development should be considered to serve the employment uses.</p>
MDR039 & MDR043	<p>Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Library, Leisure centre, Children's playground, Outdoor sports facility, Amenity green space and Accessible natural green space)</p>	<p>The delivery of this proposal is subject to it supporting the proposed relocation of the Market Drayton Sports Association Facilities, currently located at Greenfields, to the site identified for this purpose on the Policies Map. The proposal will therefore need to enable sufficient improvements to the pedestrian, cycle and vehicle accessibility into the proposed relocation site, including the construction of a public footway and cycleway along the northern edge of the site and improved traffic management. Any necessary improvements will also need to be considered to the approach to the underpass from Shrewsbury Road.</p>
MIN018	<p>Site is not within walking distance (480m) of many services and facilities (primary school, GP Surgery, library, leisure centre, outdoor sports facility, amenity green space and accessible natural green space)</p>	<p>Appropriate access arrangements will be required. The 30mph zone should be extended to reflect site extent, together with any necessary traffic calming. To improve accessibility to services and facilities a footway should be provided along the Site's road frontage to form a continuous footway link with that existing to the south west and a crossing facility provided to link to the footpath/cycleway on the opposite side of the A488.</p>

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	<p>Part of the Site is within Flood Zones 2 or 3</p>	<p>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, development will also be excluded from the elements of the Site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Relevant supporting studies should be undertaken particularly ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.</p>
<p>PON008, PON017 &amp; PON030</p>	<p>Site is within 500m of Ancient Woodland Site is within 250m of a Wildlife Site</p>	<p>The design, landscaping, layout of and access to the development will need to take into account: elevated and rising topography; mature trees and hedgerows, including local ancient woodland; heritage and ecological interest; potential contamination and all sources of flood risk as informed by a flood risk assessment. Design and layout should also minimise noise impact from adjacent road. Relevant supporting studies should be undertaken, and their recommendations implemented.</p> <p>Protected and mature trees, hedgerows on the Site and forming Site boundaries should be protected and retained and the environmental network at the western Site boundary enhanced by planting where possible.</p>
<p>SHF015 &amp; SHF029</p>	<p>Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Library, Children's playground, Outdoor sports facility, Amenity green space and Accessible natural green space)</p>	<p>Highway junction to be situated at northern point on A454 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.</p> <p>Consideration to be given to internal highway layout within the Site to make effective use of the developable land and to improve the accessibility of the dwellings to the main and secondary accesses to encourage 'active travel' options to reach local services.</p> <p>Consideration to be given to secondary access to Park Lane through access strip from backland boundary of site. Secondary access to</p>

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		provide pedestrian and cycling access to Park Lane offering a potentially safer access to local services including the local primary school and with emergency vehicular access into the Site only.
SHF022 & SHF023 (part)	Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Library, Children's playground, Outdoor sports facility, Amenity green space and Accessible natural green space)	<p>Site SHF022 to have highway access from Windmill View through the strategic roundabout junction on A464 serving the adjacent development. The access from Windmill View into Site SHF022 will connect the new development into the existing footway network and to the pedestrian routes to the town centre. The development scheme for SHF022 will provide highway accesses into the boundary of Site SHF023 to link this Site into the highway network within the town. 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.</p> <p>Site SHF023 will provide a highway junction with A464 on the eastern end of the southern boundary. Highway access to have adequate highway drainage, speed restrictions moved to the east of the junction with traffic calming to create a safe and visible gateway into Shifnal. The gateway treatment may not be necessary after development of Site SHF015 situated further east along the A464.</p> <p>Relevant supporting studies to be undertaken for traffic assessments,</p> <p>Upton Lane forms a bridge viaduct over the rail line to the south of the Site. Beyond, Upton Lane forms an inadequate local road and development should close the viaduct to traffic until the southern Upton Lane is improved and to recognise the weight restrictions over the bridge viaduct. It is desirable for the viaduct bridge to remain open to pedestrian and cyclist movements.</p> <p>Appropriate public transport links should be provided linking to parking facilities on the Site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride service should be investigated in partnership with appropriate local community groups and bus operators.</p> <p>Significant and effective pedestrian and cycle links will be provided along Stanton Road, into and through the development to encourage safe</p>

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		and sustainable patterns of movement between the employment area and the town. A link with Shifnal Industrial Estate would provide an opportunity for a secondary vehicular, pedestrian and cycling access from the south.
SHR166	Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Outdoor sports facility)	<p>An appropriate vehicular access will be created from the A49 and all necessary improvements to the local and Strategic Road Network will be undertaken</p> <p>Development will create and enhance pedestrian and cycle links within and through the site and implement appropriate links from the site into the town.</p> <p>Key Green infrastructure corridors will be enhanced, including the River Severn and the environmental networks on and around the site.</p>
WBR007 & WBR008	Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Library, Children's playground, Outdoor sports facility, Amenity green space and Accessible natural green space)	<p>A Transport Assessment should be carried out to determine appropriate measures for improving safe pedestrian and cycle access to local services and amenities. As part of this, an attractive pedestrian route should be provided through the Site and the Public Right of Way across the Site retained.</p> <p>Vehicular access will be provided from an appropriate location onto the B4386 and appropriate traffic calming measure introduced, including extension of the 30mph speed limit.</p>
WEM033	Site has a tree with a TPO either on the Site or within 30m of the Site boundary	Existing trees, hedgerows and priority habitats will be retained and enhanced.
	Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Library, Leisure centre, Outdoor sports facility and Accessible natural green space)	An appropriate highway access will be provided off Whitchurch Road. All other necessary highway improvements, including local traffic calming measures and/or expansion of the speed limit zone, and extension of the existing footpath will be undertaken in order to encourage pedestrian movements from the Site to the town.

## Chapter 11 Implementation

### Links to Other Plans and Programmes

11.1. This Sustainability Appraisal will be relevant when carrying out the Sustainability Appraisal of any future Development Plan Documents or Supplementary Planning Documents which implement or expand on the policies of the Local Plan. Additionally, it will be relevant when undertaking any Environmental Impact Assessments required for specific projects which are proposed in the Local Plan.

### Monitoring

11.2. The SEA Directive requires monitoring of the significant environmental effects of implementing the plan. SA monitoring will cover the significant sustainability effects as well as the environmental effects;

11.3. The SA Framework incorporates 47 indicators against which it is intended that data will be collected. Many of these are already collected by the Council and other agencies under separate monitoring arrangements. These indicators should be collated as they are updated, to inform the Authority Monitoring Report (AMR) for the. In preparing the AMR, the sustainability effects of implementing the Local Plan DPD should be documented as far as practicable. Table 11.1 below sets out the suggested indicators for each Sustainability Objective.

**Table 11.1 Sustainability Appraisal monitoring indicators**

Number	Objective	Indicators
SO1	Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	<ul style="list-style-type: none"> <li>• Percentage of SSSIs considered to be in favourable or unfavourable (recovering condition)</li> <li>• Populations of key/indicator species and priority habitats</li> </ul>
SO2	Encourage a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> <li>• Gross weekly pay</li> <li>• Employee job growth</li> <li>• Employment structure</li> <li>• New business start- up and closure rates (as % of active businesses)</li> <li>• In and out commuting levels</li> </ul>
SO3	Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	<ul style="list-style-type: none"> <li>• Net housing completions</li> <li>• Statutory homelessness: eligible homeless people not in priority need per 1,000 households</li> <li>• Affordable housing completions</li> <li>• Gypsy and Traveller accommodation needs</li> </ul>
SO4 SO4	Promote access to services for all sections of society Promote access to services for all sections of society (cont)	<ul style="list-style-type: none"> <li>• Area of accessible open space</li> <li>• Percentage of households connected to superfast broadband (download speeds &gt;30Mbps)</li> <li>• Total installed capacity of renewable energy installations by type</li> <li>• Percentage of planning applications (annual) refused on the basis of unsustainable location</li> </ul>

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Number	Objective	Indicators
SO5	Encourage the use of sustainable means of transport	<ul style="list-style-type: none"> <li>• Average distance travelled to work</li> <li>• Percentage using car (driver or passenger) as main means of getting to work</li> <li>• Percentage using bicycle or walking to work</li> </ul>
SO6	Reduce the need of people to travel by car	<ul style="list-style-type: none"> <li>• Percentage of planning applications (annual) granted within market town development boundaries</li> <li>• Rate of people killed or seriously injured on the roads per 100,000 residents</li> </ul>
SO7	Support active and healthy communities.	<ul style="list-style-type: none"> <li>• Percentage of adults achieving at least 150 minutes of physical activity per week</li> <li>• Percentage of people using outdoor space for exercise/health reasons</li> <li>• Percentage of people in Shropshire/West Midlands/England living in an LSOA ranked within Decile 1 or Decile 2 of the Health Deprivation and Disability Domain</li> </ul>
SO8	Protect and improve soil quality	<ul style="list-style-type: none"> <li>• Percentage of planning permissions granted (annual) on greenfield sites</li> <li>• Percentage of planning permissions granted (annual) on contaminated land</li> </ul>
SO9	Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	<ul style="list-style-type: none"> <li>• Percentage of water bodies affected by water management issues</li> <li>• Status of groundwater (chemical status and quantitative status)</li> <li>• Status of surface water (ecological status ecological potential)</li> </ul>
SO10	Reduce flood risk and improve flood management	<ul style="list-style-type: none"> <li>• Number of planning applications granted contrary to Environment Agency objections on the grounds of flood risk</li> <li>• Percentage of planning approvals with SUDs</li> </ul>
SO11	Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	<ul style="list-style-type: none"> <li>• Number and extent of Air Quality Management Areas (AQMA) for NO2</li> <li>• Annual average of NO2 in AQMA</li> </ul>
SO12	Reduce carbon dioxide emissions	<ul style="list-style-type: none"> <li>• Estimated per capita emissions (tonnes) of carbon dioxide</li> <li>• Estimated carbon dioxide emissions per sector</li> <li>• Number of Energy Performance Certificates lodged on the Register by Energy Efficiency Rating (based on fuel costs)</li> <li>• Average (mean) gas consumption (kWh)</li> <li>• Average (mean) electricity consumption (kWh)</li> </ul>
SO12	Reduce carbon dioxide emissions (cont)	
SO13	Promote adaptation and mitigation to climate change	<ul style="list-style-type: none"> <li>• Area of habitat gained through development</li> </ul>

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Number	Objective	Indicators
		<ul style="list-style-type: none"> <li>• Percentage change in area of environmental network</li> <li>• Percentage (annual) of new developments incorporating sustainable urban drainage systems</li> </ul>
SO14	Promote efficient use of natural resources	<ul style="list-style-type: none"> <li>• Proportion of new residential addresses created by previous land usage category.</li> <li>• The production of primary land-won aggregates in Shropshire (including Telford and Wrekin)</li> <li>• Percentage of waste being recycled</li> </ul>
SO15	Conserve and enhance features and areas of heritage value and their setting	<ul style="list-style-type: none"> <li>• Number and type of designated assets at risk</li> <li>• Percentage (annual) of planning applications which include positive management measures for historic assets</li> </ul>
SO16	Conserve and enhance landscape character and local distinctiveness	<ul style="list-style-type: none"> <li>• State of the AONB Report</li> <li>• Percentage (annual) of planning applications refused on grounds of harm to landscape character, visual amenity or local distinctiveness</li> </ul>

## Appendices

Appendices A to U are not included here due to their size. They can be found on Shropshire Council's website at <https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

A schedule is included below for information.

**Table A1 Schedule of appendices**

	<b>Title</b>	<b>Settlements included</b>
<b>A</b>	Pre-Submission Draft Plan SA Matrices for Policies	n/a
<b>B</b>	Albrighton	<b>Albrighton</b>
<b>C</b>	Bishop's Castle	<b>Bishop's Castle</b>
		Bucknell
		Chirbury
		Clun
		Worthen and Brockton
<b>D</b>	Bridgnorth	<b>Bridgnorth</b>
		Alveley
		Ditton Priors
<b>E</b>	Broseley	<b>Broseley</b>
<b>F</b>	Church Stretton	<b>Church Stretton</b>
<b>G</b>	Cleobury Mortimer	<b>Cleobury Mortimer</b>
<b>H</b>	Craven Arms	<b>Craven Arms</b>
<b>I</b>	Ellesmere	<b>Ellesmere</b>
		Dudleston Heath
<b>J</b>	Highley	<b>Highley</b>
<b>K</b>	Ludlow	<b>Ludlow</b>
		Burford
		Clee Hill
<b>L</b>	Market Drayton	<b>Market Drayton</b>
		Hinstock
		Hodnet
		Woore/Irelands Cross/Pipe Gate
<b>M</b>	Minsterley and Pontesbury	<b>Minsterley and Pontesbury</b>
<b>N</b>	Much Wenlock	<b>Much Wenlock</b>
		Cressage
<b>O</b>	Oswestry	<b>Oswestry</b>
		Gobowen
		Kinnerley
		Knockin
		Llanymynech
		Pant
		Ruyton XI Towns
		St Martins
		Trefonen
		West Felton
Weston Rhyn		



Regulation 18 Pre-Submission Draft Local Plan:  
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		Whittington
<b>P</b>	Shifnal	<b>Shifnal</b>
<b>Q</b>	Shrewsbury	<b>Shrewsbury</b>
		Baschurch
		Bayston Hill
		Bicton
		Bomere Heath
		Cross Houses
		Dorrington
		Ford
		Hanwood
		Longden
		Nesscliffe
<b>R</b>	Wem	<b>Wem</b>
		Clive
		Hadnall
		Shawbury
<b>S</b>	Whitchurch	<b>Whitchurch</b>
		Prees
<b>T</b>	Strategic Sites	n/a
<b>U</b>	Interactive Map of Sites	n/a