

### SP1 The Shropshire Test

1. Development will contribute to meeting local needs and making its settlements more sustainable, providing the right mix of new housing, employment and other types of development which:
  - a. Supports the health, well-being and safety of communities;
  - b. Supports cohesive communities;
  - c. Addresses the impacts of development on climate change;
  - d. Provides opportunities for green and blue networks;
  - e. Raises design standards and enhances the area's character and historic environment;
  - f. Makes efficient use of land; and
  - g. Provides sufficient infrastructure, services, facilities, and where necessary provides opportunities for their enhancement.
2. In addition, and where appropriate, proposals should seek to reflect relevant considerations of Shropshire Council's other strategies, including its Community Led Plans, Local Economic Growth Strategies (including the Shrewsbury Big Town Plan), the Local Transport Plan, and the Public Health Strategy.

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 policy is likely to protect wildlife and improve its connectivity throughout the Plan period.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	An appropriate and balanced supply of employment land is promoted.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	Housing development is will be designed to meet local needs throughout Shropshire.
4: Promote access to services for all sections of society	+	+	+	Access to services and facilities will be maintained and enhanced.
5: Encourage the use of sustainable means of transport	0	0	0	The policy is unlikely to change the current situation
6: Reduce the need of people to travel by car	0	0	0	The policy is unlikely to change the current situation

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	++	++	++	Priority is given to supporting the health, well being and safety of communities
8: Protect and improve soil quality	0	0	0	The policy is unlikely to change the current situation
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is unlikely to change the current situation
10: Reduce flood risk and improve flood management	0	0	0	The policy is unlikely to change the current situation
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is unlikely to change the current situation
12: Reduce carbon dioxide emissions	0	0	0	The policy is unlikely to change the current situation
13: Promote adaptation and mitigation to climate change	++	++	++	Development will address and mitigate its impact on climate change throughout the Plan period
14: Promote efficient use of natural resources	0	0	0	The policy is unlikely to change the current situation
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Features and areas of heritage value are likely to be conserved throughout the Plan period.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The focus on design standards means that local character is likely to be conserved and enhanced.

## SP2 Strategic Approach

1. Shropshire will flourish, accommodating investment and new development that contributes to meeting needs and making its settlements more sustainable. New development will be supported by necessary infrastructure and be of a high-quality which positively responds to its setting, local needs and our changing climate.
2. Over the plan period from 2016 to 2038, around 30,800 new dwellings and around 300 hectares of employment land will be delivered. This equates to around 1,400 dwellings and 15ha of employment land per annum. This Local Plan ensures that sufficient land is available to achieve these growth aspirations, however the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.
3. Delivery of affordable housing remains a key priority in Shropshire, as such around 7,700 affordable dwellings (equating to around 25% of the total housing requirement) will be delivered during the plan period from 2016 to 2038.
4. Retail development will be focused into the diverse network of town and village centres across Shropshire. It will complement the scale and character of these centres and support appropriate diversification.
5. To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, new development will be focused in the urban areas identified in Schedule SP2.1. Specifically:
  - a. Shrewsbury will bloom, fulfilling its role as a strategic centre and acting as a focus for well-designed new housing and employment development. This will be supported by the provision of high-quality retail and leisure opportunities within the town centre and importantly necessary supporting infrastructure.
  - b. Principal and Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential.
  - c. Strategic Settlements will form successful, well-designed and sustainable communities, delivering new housing and employment development. They will provide an appropriate mix of housing, employment, local services and facilities and infrastructure.
  - d. RAF Cosford Strategic Site will form a centre of excellence for aviation and engineering, meet military personnel accommodation needs and support the aspirations of the Ministry of Defence, the RAF Museum and the Midlands Air Ambulance Charity.
6. Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in urban areas will be complemented by appropriate new development within Community Hubs, identified in Schedule SP2.2, which are considered significant rural service centres; and to a lesser extent Community Clusters, identified in Schedule SP2.3, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider

rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.

7. The production of formal Neighbourhood Plans will be supported and can identify development opportunities which will complement proposals in this Local Plan. Where appropriate they can also identify additional Community Clusters.

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	-	-	The level of growth in this option means that greenfield land may need to be released. This is likely to have an adverse effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire in the medium and long term.
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	++	++	++	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.
4: Promote access to services for all sections of society	0	+	+	Development should provide good opportunities to support existing services in the medium to long term. Master-planning of larger development may enable increased provision of services in the medium to longer term.
5: Encourage the use of sustainable means of transport	0	+	+	Focussing growth on the urban areas increases opportunities for the use of sustainable travel options in the medium to long term
6: Reduce the need of people to travel by car	0	+/?	+/?	The scale of development in the county may be large enough to support new or existing public transport solutions to discourage private vehicle use over the medium to long term.
7: Support active and healthy communities.	0	+	+	This level 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	?/-	?/-	?/-	Even though development is focussed on the urban areas, greenfield land will still need to be released. This may have a negative effect on soil quality depending on location.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	Since pollution from rural areas is the main issue affecting water quality in Shropshire, there is likely to be little change in the current situation.
10: Reduce flood risk and improve flood management	0/?	0/?	0/?	This level of growth scale could create more opportunities for flood management measures.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	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.
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	0/?	0/?	0/?	Opportunities to mitigate and adapt to climate change through habitat creation and improved connectivity will be dependent on the location of allocated sites.
14: Promote efficient use of natural resources	0	-	-	Growth may encourage the re-use of existing buildings and previously developed land but 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
15: Conserve and enhance features and areas of heritage value and their setting	0/?	0/?	0/?	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. Development has the potential to cause 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 which convey a sense of place. This policy is unlikely to maintain or improve existing landscape character over the Plan period.

### SP3 Climate Change

Development in Shropshire will support the transition to a zero-carbon economy in accordance with the policies of the Local Plan by:

1. Reducing carbon emissions through a number of means, including:
  - a. Minimising the need to travel and maximising the ability to make trips by sustainable modes of transport, including through the urban approach to development identified within Policy SP2;
  - b. Supporting the principle of delivering higher density development on the most accessible urban sites;
  - c. Supporting the transition to a circular economy by reducing waste and maximising the re-use and recycling of material resources;
  - d. Prioritising use of active travel through the creation and enhancement of walking and cycling links within and between new developments and from new developments to existing neighbourhoods and community facilities in accordance with Policy DP29;
  - e. Encouraging new development to link to and where possible integrate public transport;
  - f. Wherever possible, integrating electric vehicle charging infrastructure into new development, in line with the requirements of DP12; and
  - g. Promoting fabric energy efficiency, including as part of the retrofitting of existing buildings.
2. Integrating or supporting both on- and off-site delivery of renewable and low carbon energy, including by:
  - a. Integrating renewable and low carbon energy systems into all residential developments of one or more dwellings in line with the requirements of DP12;
  - b. Supporting the development or extension of district heating and cooling networks; and
  - c. Supporting the development of community energy generation and distribution schemes, where they meet the policy requirements of the Local Plan and any relevant national policy.
3. Maximising carbon capture and storage, including by:
  - a. Encouraging development to offset its carbon emissions through investment in carbon capture and storage, informed by the Shropshire Climate Change Strategy;
  - b. Seeking opportunities to restore wetlands; and
  - c. Significantly increasing the number of hedgerows, trees and extent of woodland in accordance with the Shropshire Tree and Woodland Strategy.
4. Mitigating and adapting to the impacts of climate change, including by:
  - a. Integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;
  - b. Incorporating shade and green infrastructure into the design of new development to reduce overheating;
  - c. Supporting an increase in the extent, interconnectedness and diversity of wildlife habitats and the ecosystem services which they provide; and
  - d. Integrating water efficiency measures to mitigate the impact of drought and reduce resource and associated energy consumption.

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 policy promotes an increase in the extent, distribution and connectivity of wildlife in the county
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	There are likely to be opportunities to create more jobs and retain employment in Shropshire through the expansion of the low carbon economy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	++	++	++	Sustainable means of transport are explicitly supported.
6: Reduce the need of people to travel by car	++	++	++	Reducing the need to travel is explicitly supported.
7: Support active and healthy communities.	+	+	+	Promotion of active travel and creation and enhancement of walking and cycling links is likely to have health benefits
8: Protect and improve soil quality	0	0	0	The current situation is unlikely to change
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The current situation is unlikely to change.
10: Reduce flood risk and improve flood management	?/+	?/+	?/+	Support for the creation of wetlands may reduce flood risk in the medium to long term
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	+	+	Integrating electric vehicle charging infrastructure into new development is likely to reduce the risk of air pollution in the medium to long term
12: Reduce carbon dioxide emissions	++	++	++	This policy specifically aims to reduce carbon emissions
13: Promote adaptation and mitigation to climate change	++	++	++	This policy specifically aims to support the adaptation and mitigation of climate change

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	+	+	+	Integrating water efficiency measures will reduce resource and associated energy consumption
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective



**SP4 Sustainable Development**

1. Shropshire Council takes a positive approach to considering development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, Shropshire Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible
2. Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.
3. Where there are no policies relevant to a planning application or the policies which are most important to determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
  - a. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - b. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

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	The policy is unlikely to affect this objective
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The presumption in favour of development is likely to have a positive effect on the Shropshire economy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	The presumption in favour of development is likely to support the provision of housing.
4: Promote access to services for all sections of society	+	+	+	Sustainable development is likely to support access to services

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	0	0	The policy is unlikely to affect this objective
6: Reduce the need of people to travel by car	0/?	0/?	0/?	Development that meets economic, social and environmental needs is likely to be in accessible locations and so may reduce the need for car travel.
7: Support active and healthy communities.	0	0	0	The policy is unlikely to affect this objective
8: Protect and improve soil quality	0	0	0	The policy is unlikely to affect this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is unlikely to affect this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is unlikely to affect this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is unlikely to affect this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is unlikely to affect this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is unlikely to affect this objective
14: Promote efficient use of natural resources	0	0	0	The policy is unlikely to affect this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is unlikely to affect this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is unlikely to affect this objective

## SP5 High Quality Design

1. New development will deliver high quality design by ensuring the creation of better places in which to live and work, improving sustainability and ensuring individual and community well-being.
2. It must maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces in accordance with national planning policy and the design principles set out in the West Midlands Design Charter.
3. Planning applications will set out how these principles have been considered in proportion to and taking into account the scale and type of development, with an emphasis on design quality and consideration of the context, place and local distinctiveness, to ensure the following:
  - a. Building design and features relating to locally distinctive development, and reinstate local distinctiveness where it has been eroded, or represent an innovative design that will positively contribute to the character, appearance and local identity of an area;
  - b. Building scale, proportion, massing and formality responding to the neighbouring and surrounding properties and reinforces road hierarchy;
  - c. Elevations responding to their surroundings and position within the road hierarchy through levels of enrichment (including decorative details such as projecting gables, roof articulation, cill and lintel details, plinths and render banding), balance and proportion, and uniformity/irregularity;
  - d. Fenestration that is appropriate, in terms of size, proportion and arrangement, to the architectural design of the building and responds to local context and identity;
  - e. Extensions to existing dwellings (and other buildings) being appropriately sited and proportionate in scale to the existing structure with roof lines that do not exceed the height of the original building, utilising consistent or complementary materials, finishes and fenestration, and ensuring that they are not overbearing or have an adverse impact on the design, amenity, light and privacy of any neighbouring property;
  - f. Consistency in the quality of design and use of the type and standard of materials across a development, where there are different elements to the scheme, e.g. in developments of mixed affordable and market housing ensuring that these are visually indistinguishable from each other in design and quality, whilst allowing for buildings to be individual and have character in accordance with Policy DP3 Affordable Housing Provision;
  - g. Opportunities for solar gain are maximised where possible;
  - h. Features that could erode from good design, such as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads being out of public view or are designed to complement the building;
  - i. The health and well-being of neighbours and the other nearby residential, occupiers, business and visitors;

- j. Principal entrances being located where they benefit from natural surveillance and are easily identifiable from the public realm.
  - k. Sensitive siting that responds to local identity, whether urban or rural, and the relationship between existing buildings in the streetscene or landscape, including views and vistas, whilst making efficient and effective use of land and topography;
  - l. Relating the design, scale and materials of the building to its function and location within the network or space hierarchy;
  - m. Using materials, and applying them in a way, that reflects those that reinforce local character, such as stone, render, cob, brickwork, slate and thatch, which are applied in a way that references local character or used with innovation; and
  - n. Reinforcing aspects that make a positive contribution to an area's character and locally distinctive identity.
4. The level of information to be submitted with a planning application should reflect and be proportionate to the type, size and complexity of the development, and include the necessary relevant supporting information and assessments.
5. Permission will be refused for development of poor design and that fails to take the opportunities available for improving the character and quality of an area, the way it functions where it would adversely affect the well-being of others and where inadequate information has been submitted to demonstrate how new development will ensure the quality of design.

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	This policy is not likely to affect this objective
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This policy is not likely to affect this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	Good design should deliver good quality housing
4: Promote access to services for all sections of society	0	0	0	This policy is not likely to affect this objective
5: Encourage the use of sustainable means of transport	0	0	0	This policy is not likely to affect this objective
6: Reduce the need of people to travel by car	0	0	0	This policy is not likely to affect this objective
7: Support active and healthy communities.	0	0	0	This policy is not likely to affect this objective
8: Protect and improve soil quality	0	0	0	This policy is not likely to affect this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This policy is not likely to affect this objective
10: Reduce flood risk and improve flood management	0	0	0	This policy is not likely to affect this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This policy is not likely to affect this objective
12: Reduce carbon dioxide emissions	0	0	0	This policy is not likely to affect this objective
13: Promote adaptation and mitigation to climate change	0	0	0	This policy is not likely to affect this objective
14: 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 also supports the efficient and effective use of land and topography.
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Sensitive siting and design of new development is likely to conserve and enhance heritage assets and their settings.
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	The policy aims to reinstate and reinforce locally distinctive character.

<b>SP6 Managing Housing Development</b>	
1.	In addition to supporting the development of the housing on the allocations set out in Policies S1-S20, there will be positive consideration of other sustainable housing development where this does not conflict with the Policies of the Local Plan.
2.	In particular, additional housing development opportunities which would support the reuse of disused land or premises within settlement development boundaries as shown on the Policies Map; or contribute towards achieving wider town centre regeneration will be supported.
3.	The residential development guidelines for settlements set out in Policies S1-S20 are a significant policy consideration. Where housing proposals which are otherwise compliant with the policies of this Local Plan would lead to the residential development guideline for a settlement being exceeded, having taken account of the number of completions since the start of the plan period as well as any outstanding commitments, including site allocations, regard will be had to all of the following: <ul style="list-style-type: none"> <li>a. The benefits arising from the proposal, aside from increasing housing supply;</li> <li>b. The likely delivery of the outstanding commitments;</li> <li>c. Any cumulative impacts arising from the development, especially on infrastructure provision; and</li> <li>d. The increase in the number of dwellings relative to the guideline.</li> </ul>
4.	Additional market housing development outside the settlement development boundaries shown on the Policies Map will be strictly controlled in line with Policy SP9, and will only be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period or where there are specific considerations set out in the Settlement Policies.

<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	Development which does not conflict with other Local Plan policies is supported. This means that those policies which seek to conserve and enhance the natural environment should prevent harm occurring to wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The policy is likely to encourage the retention of jobs in the county and to maintain and support existing businesses.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy specifically promotes residential development to meet housing need.
4: Promote access to services for all sections of society	+	+	+	The policy encourages development in those settlements which have a range of services, so this objective is likely to be supported.
5: Encourage the use of sustainable means of transport	+	+	+	The policy encourages development in those settlements which are already best served by sustainable means of transport so this objective is likely to be supported
6: Reduce the need of people to travel by car	0/+	0/+	0/+	The policy encourages development in the most accessible existing settlements so this may lead to a reduction in the need to travel by car.
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	++	++	++	The re-use of existing buildings and previously developed land is specifically encouraged by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
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 which convey

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
				a sense of place. This policy is unlikely to maintain or improve existing landscape character over the Plan period.



## SP7 Managing Development in Community Hubs

1. Community Hubs are considered significant rural service centres and the focus for development within the rural area. As such appropriate development will be permitted on sustainable sites within the development boundary of Community Hubs, as identified on the Policies Map, where it complies with all the following considerations:
  - a. It is of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan.
  - b. The design and layout of development positively responds to our changing climate and maximises any opportunities to minimise carbon emissions and make efficient use of water, in accordance with relevant policies of this Local Plan.
  - c. It maintains the integrity of strategically important gaps between settlements.
  - d. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan.
  - e. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan.
  - f. The granting of permission would not result in the settlement's residential guideline being exceeded, taking into consideration completions since the start of the plan period and outstanding commitments (including site allocations). If it does, regard will be given to policy requirements identified within Paragraph 3 of Policy SP6 and any other relevant policies of this Local Plan.
  - g. Cumulatively, any employment development and other non-residential development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement.
  - h. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development.
  - i. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. Development proposals outside the development boundary of Community Hubs will be managed in accordance with Policy SP9 and any other relevant policies of this Local Plan.
3. Community Hubs are identified within Schedule SP2 of Policy SP2 of this Local Plan.

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 policy requires development to respect natural assets and to be in conformity with other plan policies which protect wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Focussing development on local service centres is likely to maintain and support local businesses and retain jobs in Shropshire
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy specifically supports an appropriate mix of dwelling types, tenure and affordability
4: Promote access to services for all sections of society	++	++	++	Community Hubs are considered to be significant rural service centres and as such the policy supports this objective
5: Encourage the use of sustainable means of transport	?/+	?/+	?/+	The use of sustainable means of transport is likely to be maintained or possible encouraged by this policy's focus on existing service centres
6: Reduce the need of people to travel by car	?/+	?/+	?/+	Community Hubs are the most accessible locations in the rural parts of Shropshire so this policy may reduce the need for private vehicle use.
7: Support active and healthy communities.	+	+	+	Community Hubs are considered to be significant rural service centres and as such development within them is likely to support healthcare and leisure facilities
8: Protect and improve soil quality	?/-	?/-	?/-	Greenfield land will need to be released for development to take place in Community Hubs. This may have a negative effect on soil quality depending on the location of development sites.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, development in more rural areas may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0/+	0/+	0/+	Development in rural settlements could offer opportunities to improve flood management through careful design.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
12: Reduce carbon dioxide emissions	+	+	+	This policy seeks to maximise opportunities to minimise carbon emissions
13: Promote adaptation and mitigation to climate change	+	+	+	The policy encourages development in Community Hubs to respond positively to the changing climate
14: Promote efficient use of natural resources	+	+	+	The efficient use of water is a specific aim of this policy
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Respect for heritage assets forms part of this policy
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The policy encourages development which is responsive to and in keeping with the character and identity of the existing settlement and its environs.

## SP8 Managing Development in Community Clusters

1. Community Clusters consist of individual or groups of small rural settlements of varying function but with aspirations to maintain or enhance their sustainability through modest levels of appropriate development.
2. Residential development will be delivered:
  - a. On saved SAMDev allocations;
  - b. Through the conversion of existing buildings within or immediately adjoining the built form of the settlement; and
  - c. On suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings; and
  - d. By affordable exception sites, cross-subsidy exception sites and entry level exception sites meeting evidenced need and the other requirements of Local Plan Policies.
3. Employment development which is of a type and scale appropriate to the settlement and other non-residential development that benefits the rural community by providing required community facilities and infrastructure will be supported where it can be achieved through the reuse of existing buildings or on suitable sites within or immediately adjoining the built form of the settlement and meets other requirements of Local Plan Policy.
4. To be considered appropriate, development proposals within Community Clusters must also comply with all of the following:
  - a. Be of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan.
  - b. The design and layout of development positively responds to our changing climate and maximises any opportunities to minimise carbon emissions and make efficient use of water, in accordance with relevant policies of this Local Plan.
  - c. It maintains the integrity of strategically important gaps between settlements.
  - d. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan.
  - e. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan.
  - f. Cumulatively, any development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement.

- g. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development.
- h. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
5. The rural area outside the immediate built form of the settlement and between Community Cluster settlements is considered countryside, as such development will be managed in accordance with Policy SP9 and any other relevant policies of this Local Plan.
6. Existing Community Clusters are identified within Schedule SP2.2 of Policy SP2. New Community Clusters can be brought forward by the community through the Neighbourhood Plan process and will be subject to this Policy and the other requirements of the Local Plan.

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 policy requires development to respect natural assets and to be in conformity with other plan policies which protect wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Focussing development in villages is likely to maintain and support local businesses and retain jobs in Shropshire
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	The policy will deliver locally needed housing
4: Promote access to services for all sections of society	+	+	+	Small scale development in villages will help to support local services and facilities
5: Encourage the use of sustainable means of transport	0	0	0	The policy is unlikely to affect this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is unlikely to affect this objective
7: Support active and healthy communities.	0	0	0	The policy is unlikely to affect this objective
8: Protect and improve soil quality	?/-	?/-	?/-	Greenfield land will need to be released for development to take place in Community Clusters. This may have a negative effect on soil quality depending on the location of sites.

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 the countryside is the main issue affecting water quality in Shropshire, development in more rural areas may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	The policy is unlikely to affect this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	+	+	+	This policy seeks to maximise opportunities to minimise carbon emissions
13: Promote adaptation and mitigation to climate change	+	+	+	The policy encourages development in Community Clusters to respond positively to the changing climate
14: Promote efficient use of natural resources	+	+	+	The efficient use of water is a specific aim of this policy
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Respect for heritage assets forms part of this policy
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The policy encourages development which is responsive to and in keeping with the character and identity of the existing settlement and its environs.

## SP9 Managing Development in the Countryside

1. The management of development in the countryside will reflect the Plan's urban focused development strategy which seeks to direct the majority of new development to the Strategic, Principal and Key Centres and new Strategic Settlements. Within the rural area, the Plan identifies Community Hubs and Community Clusters as the focus for new development, whilst also supporting new affordable housing provision for evidenced local needs and fostering appropriate rural employment opportunities, subject to the further controls over development that apply to the Green Belt, the AONB and other designated areas.

### **Economy & Community**

2. Employment, business and community development in the countryside will be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet rural economic and community needs whilst ensuring that development does not result in unacceptable adverse impacts.
3. Sustainable employment, tourism, leisure, other business and community development proposals in the countryside will be positively considered, where they maintain or enhance countryside vitality and character, including through the use of previously developed land, and are consistent with national Green Belt policy and the wider policies of this Local Plan and relate to:
  - a Small-scale new economic development diversifying the rural economy, including farm diversification schemes;
  - b The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement or other established or allocated employment location would be more appropriate;
  - c Agricultural, horticultural, forestry, or mineral related development and other uses related to the management of the land on which they are located, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;
  - d Sustainable rural tourism, sustainable leisure or sustainable recreation proposals which require a countryside location, in accordance with Policy DP11 (Tourism, Culture and Leisure);
  - e Required community uses and infrastructure which cannot be accommodated within settlements; and
  - f The sustainable reuse of redundant or disused buildings or replacement of suitably located buildings for small scale economic development / employment generating use.

### **Housing**

4. New market housing will be strictly controlled outside the development boundaries of the Strategic Centre of Shrewsbury, the Principle Centres, the Key Centres, the new Strategic Settlements and the Community Hubs. Within Community Clusters only new market housing which meets Community Cluster Policy SP8 criteria will be acceptable. Outside these areas, subject to the further controls that apply in Green Belt, residential development proposals will be positively considered where they meet all the relevant requirements of Local Plan policies and relate to:

- a. Suitably designed and located affordable exception site dwellings, entry level exception sites and cross subsidy exception housing schemes which meet evidenced local housing needs and the other requirements of Local Plan Policies relating to affordable exception provision and Green Belt in DP3, DP4, DP5, DP6, DP7 and DP25;
- b. Gypsy and traveller development that meets the requirements of Policy DP8;
- c. Residential conversions of permanent buildings in locations which are not isolated and are reasonably accessible to services and facilities. Minimal alteration or rebuilding should be required to achieve the development and the conversion scheme must respect any heritage significance the building has, its setting and the local landscape character in accordance with Local Plan Policies SP5, DP13, DP18, DP24, DP26;
- d. The optimum viable and sustainable reuse of buildings with heritage significance, particularly where this also secures retention of the building as a significant landscape feature and/or achieves environmental enhancement, and meets the criteria set out in Local Plan Policies SP5, DP13, DP18, DP24, DP25, DP26. Where buildings are not of heritage significance, any proposal for reuse should evidence how the development will result in an enhancement of the immediate setting which is sympathetic to the local character and context and that the benefits of the development are not otherwise outweighed by other sustainability, Green Belt or Local Plan policy considerations. For all buildings, minimal alteration, extension or rebuilding should be required to achieve the development;
- e. Schemes for the sympathetic subdivision of existing dwellings which do not exceed the ability of local infrastructure to service the additional dwellings;
- f. Replacement dwelling houses, where it can be demonstrated the dwelling to be replaced is a permanent structure with an established continuing residential use and that the proposal also meets the general criteria for replacement buildings set out below. Replacement dwellings should not be materially larger and must occupy the same footprint, unless the dwelling is outside the Green Belt and it can be demonstrated why this should not be the case. In the case of replacement rural workers dwellings, it must also be demonstrated that the size and type of dwelling proposed will not prejudice the on-going financial viability of the agricultural holding. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed; and
- g. Essential rural workers dwellings, where these are geographically and functionally closely linked to an activity relating to the management of the land, for agriculture, forestry or another land based rural business, on which the dwelling is proposed to be located and where applicants have demonstrated that:
  - i. There are no other existing suitable and available dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural business; and
  - ii. in the case of a primary dwelling to serve a business without existing permanent residential accommodation, relevant financial and functional tests are met, and it is demonstrated that the business is viable in the long-term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate in relation to the floorspace of the dwellingor,



iii. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the enterprise for the majority of the time, a functional need is demonstrated, the dwelling and any garage meet the size requirements set out in Paragraphs (f) of Policy DP6 in relation to single plot affordable dwellings and if a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the restricted occupancy dwelling and market dwelling will be required.

It will be expected that all such dwellings will be subject to restrictive occupancy conditions and where appropriate any existing dwellings associated with the rural business may also be subject to occupancy restrictions. For primary and additional rural workers' dwellings permitted prior to March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required at the current prevailing target rate and related to the floorspace of the dwelling.

5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if the buildings are of permanent construction, have acceptable residential amenity standards for full time occupation; and, the dwellings are restricted as affordable housing for local people; or, the dwelling design is of exceptional quality (as defined in NPPF paragraph 79); or, the use provides the only viable option to continue to preserve a building which is a heritage asset and, in both cases, any necessary affordable housing contribution necessary is made. All applications would need to demonstrate that the loss of the holiday use would not be detrimental to the local visitor economy.

#### **General Development Requirements**

6. To further protect countryside character and safeguard its natural and heritage assets, whilst recognising the significant role of agriculture and land-based activities in Shropshire and supporting rural vitality by retaining a range of community facilities, housing and employment opportunities:
  - a. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless other sustainability considerations can be demonstrated and the requirements of Historic Environment Policy DP24 can be met. Any negative impacts associated with the potential loss of these buildings, including the loss of embodied energy, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development.
  - b. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard their heritage significance and/or other elements of the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.
  - c. Buildings and sites used by community facilities and services such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, will be protected from change of use to dwelling houses or redevelopment to housing unless it can be satisfactorily demonstrated that the continuing use as a community facility or service, including alternative

community uses, would not adversely impact on the well-being the local community in accordance with the Policy DP30 (Health & Well Being) and would be unviable in the longer term.

- d. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
- i. Of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;
  - ii. Well designed and located in line with the other requirements of relevant Local Plan policies and where possible, sited so that it is functionally and physically closely related to existing farm buildings; and
  - iii. There will be no unacceptable impacts on environmental quality, including the historic environment, and existing residential amenity.
- e. Where appropriate, mitigation measures will be required to remove any adverse effects from development on the integrity of internationally designated sites identified within the Habitats Regulations Assessment of the Local Plan in accordance with Policy DP13.

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.	+	+	+	Development in the countryside is restricted by this policy and internationally designated wildlife sites are protected.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	Support for the rural economy will help to maintain jobs and businesses and retain employment in Shropshire
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	Essential rural worker dwellings will help to meet the needs of the rural community
4: Promote access to services for all sections of society	++	++	++	Buildings and sites used by community facilities and services are protected from re-development
5: Encourage the use of sustainable means of transport	0	0	0	The policy is unlikely to affect this objective
6: Reduce the need of people to travel by car	+	+	+	Restricting development in the countryside is likely to contribute to this objective
7: Support active and healthy communities.	0	0	0	The policy is unlikely to affect this objective
8: Protect and improve soil quality	+	+	+	Restricting development in the countryside will reduce the loss of good quality agricultural land
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is unlikely to affect this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	0	0	0	The policy is unlikely to affect this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is unlikely to affect this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is unlikely to affect this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is unlikely to affect this objective
14: Promote efficient use of natural resources	+	+	+	This policy promotes the re-use of existing buildings subject to criteria
15: Conserve and enhance features and areas of heritage value and their setting	++	++	++	The optimum viable and sustainable reuse of buildings with heritage significance is supported and loss of buildings with historic value is resisted
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	The policy resists proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment.

## SP10 Shropshire Economic Growth Strategy

1. Shropshire will be the best place to do business and invest. The County will promote its economic potential and increase its productivity by using the benefits of its local talent, business expertise, improving connectivity, high-quality assets and special environment.
2. The strategy to achieve these objectives is to positively support enterprise and to develop and diversify the local economy, delivering sustainable economic growth and investment in our settlements, strategic corridors and appropriate rural locations.
3. Economic growth and investment will be supported in:
  - a. Shrewsbury to develop its role as the County Town and Strategic Centre;
  - b. The Principal Centres and Key Centres as the key employment and service centres;
  - c. The 'Strategic Corridors', 'Strategic Settlements' and 'Strategic Sites' identified in the Plan;
  - d. Community Hubs on saved allocations or windfall development on established employment areas or suitable sites for small scale employment generating uses; and
  - e. Community Clusters and the Countryside through windfall development where the location, scale, land use and impacts of the proposals will conform with the existing land uses, settlement form and environmental qualities in accordance with relevant Policies of the Local Plan.
4. Economic development proposals will be supported that deliver employment through:
  - b. Provision of serviced land and buildings for Class B and other employment generating uses;
  - c. Provision of additional floorspace for expansion of existing businesses;
  - d. Provision of opportunities and facilities for mobile/agile/home working;
  - e. Existing businesses that relocate into and / or expand in the County especially those within Shropshire's key business sectors and clusters;
  - f. New businesses that start in the County or which seek to invest and grow; and
  - g. Rural economic enterprises through agriculture, horticulture, forestry, food production and processing, rural diversification, tourism and leisure.
5. The delivery of employment will be supported by investment in:
  - h. Housing of the right type, quality, tenure and affordability, in the right locations with jobs, services, facilities and leisure to make Shropshire a good place to live, work and play;
  - i. Digital connectivity to broadband, mobile and fixed wireless networks to improve the links between businesses, their employees and their customers and suppliers;

- j. Education, training, apprenticeships and centres of excellence to provide the skills needed by existing companies, and our future business activities;
- k. Transport and utilities infrastructure to improve accessibility in Shropshire and to remove capacity constraints to future business investments; and
- l. Public services and assets, culture, leisure and the natural and historic environment to shape the County and to attract people and businesses to locate in Shropshire.

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 policy focusses economic growth in the urban area so any adverse effects from development on wildlife are likely to be minimised. However, small scale losses could occur depending on the nature of individual proposals.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	This policy specifically supports the county's economy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	Housing of the right type, quality, tenure and affordability, in the right locations is promoted
4: Promote access to services for all sections of society	+	+	+	The policy supports the provision of and investment in public services
5: Encourage the use of sustainable means of transport	+	+	+	Focussing economic development in the urban areas is likely to maximise the use of public transport
6: Reduce the need of people to travel by car	+	+	+	Improving digital connectivity to broadband, mobile and fixed wireless networks is likely reduce the use of cars.
7: Support active and healthy communities.	+	+	+	Investment in cultural and leisure services will support this objective.
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, economic development may have a beneficial effect on water quality by taking land out of agricultural production.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	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.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	-	-	-	Economic growth is likely to increase the need for primary aggregates and other natural resources
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	Economic growth has the potential to adversely affect the historic environment
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 which convey a sense of place.

## SP11 Delivering Sustainable Economic Growth and Enterprise

1. Shropshire will deliver around 300 hectares of employment development from 2016 to 2038 and will protect established employment areas for employment uses. The strategic supply of land and protected employment areas are identified on the Policies Map and in the Authority Monitoring Report which will monitor the delivery of employment development.
2. Employment development will predominantly comprise Class B uses but will include some employment generating Sui Generis, Class A2, C1, C2, C2A and D1 uses with appropriate ancillary Class A1, A3, A5 service uses on larger sites or within employment areas. Development proposals will be expected to demonstrate that:
  - a. The site has the capacity to accommodate the scale of the proposed development;
  - b. The proposed use and any intensification of use conforms with neighbouring uses;
  - c. The infrastructure investment is sufficient to serve the proposed or intensified use;
  - d. Mixed-use employment developments including residential and retail will utilise the return from these higher land values to access and service the employment land; and
  - e. The scheme satisfies the requirements of national and local policies especially to protect the Green Belt, the Area of Outstanding Natural Beauty, areas of landscape value and to conserve the natural and historic environment.
3. Development on allocated sites will be expected to satisfy the:
  - b. Economic growth objectives of Policy SP10 (Economic Growth Strategy);
  - c. Strategy for the settlement in which the proposed site is located;
  - d. Development guidelines for allocated employment sites or mixed-use sites containing an element of employment in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20, Strategic Site Policy S21 or approved Neighbourhood Plans; and
  - e. Requirements of Local Plan policies relevant to the proposed location or the use of land.
4. Windfall Class B employment development on other sites including established employment areas will be supported, where the proposal is:
  - a. To expand the premises or to intensify the operation of an existing business;
  - b. For the change of use / conversion of an existing building to employment use;
  - c. Located on a site within or adjoining an established employment area;
  - d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policies SP10 (Economic Growth Strategy), SP7 (Managing Development in Community Hubs), SP8 (Managing Development in Community Clusters), or SP9 (Managing Development in the Countryside);
  - e. For development within or immediately adjoining the Principal and Key Centres;

- f. For major development including inward investment, that satisfies the objectives of Policy DP9 (Strategic Corridors) or is located on a Strategic Site identified in the Plan;
  - g. Consistent with the economic growth objectives of Policy SP10 (Economic Growth Strategy); or
  - h. Distributed according to the strategic approach in Policy SP2 (Strategic Approach).
5. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas primarily for Class B employment uses. Proposals for change of use or for the loss of employment land and premises will only be supported where:
- a. A contemporary market assessment of the employment land in the Settlement and the County demonstrates a satisfactory supply for the remaining period of the Local Plan; and
  - b. A comprehensive marketing exercise demonstrates the site is not suitable or viable:
  - c. For the established use; or
  - d. Any other employment use; or
  - e. Employment uses no longer conform with the majority of the neighbouring uses; and
  - f. The application demonstrates that the proposed use will make a significant contribution to the local economy, the local community or to other significant Local Plan objectives.

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 policy requires that national and local policy requirements to protect habitats and species must be followed.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	This policy focusses on delivering this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy



Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, economic development may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	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.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	-	-	-	Economic development is likely to increase the need for primary aggregates and other natural resources
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	The policy requires that national and local policy requirements relating to the conservation of the historic environment must be followed.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The policy requires that national and local policy requirements to protect areas of landscape value must be followed.

**SP12 Whole Estate Plans**

1. Whole Estate Plans are a method by which Estates can articulate their long-term vision for their land and premises interests and how these will be achieved. In recognition of the nature of Shropshire, and the potentially important role they play in managing land within the County, Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated all of the following:
- a. The objectives, policies and land use proposals of the Whole Estate Plan complement and do not conflict with the objectives and policies of the Local Plan;
  - b. It has been prepared in collaboration with relevant external organisations, including statutory bodies; and
  - c. It has been subject to meaningful public consultation.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Whole Estate Plans are likely to retain employment in the rural areas of Shropshire and maintain and support existing businesses
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	+	+	+	This policy supports good land management which is likely to protect soil quality

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

### SP13 Strategic Planning for Minerals

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

1. Protecting Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals. The broad extent of MSA's is defined on Figure SP13.1. Non-mineral development adjacent to these areas or near protected rail freight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national policy and Policy DP31;
2. Encouraging the comprehensive working of mineral resources wherever possible and improved resource efficiency by supporting the development and retention of recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy SP14;
3. Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national policy guidance. Shropshire will save existing unimplemented allocations for sand and gravel to help deliver productive capacity over the Plan period at the level of the 3 year average production in 2018 plus 20%, as its contribution to the sub-national guidelines for the West Midlands. (See Policy DP32);
4. Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites;
5. Supporting environmentally acceptable development which facilitates the production of other mineral resources such as clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements;
6. Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies DP13, DP15, DP17, DP18, DP20 and any other relevant policies within this Local Plan.

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 policy promotes environmentally sensitive mineral extraction and supports restoration and aftercare which deliver benefits for wildlife
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Safeguarding of mineral resources will support that sector of the Shropshire economy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	+	+	+	The restoration of mineral workings is likely to improve soil quality
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	The restoration of sand and gravel extraction sites in particular offers opportunities to improve water quality.
10: Reduce flood risk and improve flood management	+	+	+	The restoration of mineral extraction sites in particular offers opportunities to reduce flood risk and improve flood management
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	+	+	+	The restoration of mineral extraction sites offers opportunities to provide new habitats and increase their connectivity, so mitigating the effects of climate change
14: Promote efficient use of natural resources	++	++	++	This policy is focussed on the efficient use of natural resources
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	Mineral working has the potential to harm the historic environment

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	0	-	-	The extraction of minerals is likely to change the character of the local landscape over the medium to long term and has the potential for an adverse effect on those features which convey a sense of place.

### SP14 Waste Management Infrastructure

Resource recovery and waste management facilities and services will help to deliver greater resource efficiency for communities and businesses and make a positive contribute to the transition to a low carbon economy. This will be achieved by:

1. Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national and local policies and strategies, including the principle of 'equivalent self-sufficiency' and an allowance for cross boundary waste flows;
2. Supporting the development of sites to deliver additional waste recycling and recovery facilities in accessible locations close to the Strategic, Principal and Key Centres having regard to other relevant policies of this Local Plan. Outside these locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;
3. Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development;
4. Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation;
5. Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites is safeguarded, including against the encroachment of incompatible uses, in a way consistent with national guidance.

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 provision of waste management facilities has the potential to adversely affect Shropshire's wildlife
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The policy supports the waste economy in the county and is likely to lead to the retention of jobs and businesses
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?/-	?/-	?/-	Waste management services may have a negative effect on water quality, depending on the type of development and its location
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/-	?/-	?/-	Waste management services may have a negative effect on air quality, depending on the type of development and its location
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	++	++	++	This policy supports the delivery of waste recycling facilities.
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	The provision of waste management facilities and infrastructure may have a negative impact on the historic environment.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	The development of waste management infrastructure changes the character of the landscape and has the potential for an adverse effect on those features which convey a sense of place.



## DP1 Residential Mix

1. Residential development will be expected to provide 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, in accordance with Shropshire Council's Strategic Housing Market Assessment (SHMA).
2. On sites of 5 or more dwellings:
  - a. In locations where a Local Housing Need Survey has been undertaken through the 'Right Home Right Place' initiative or an equivalent survey endorsed by Shropshire Council, at least 50% of open market dwellings will reflect the profile of housing need established within the survey; or
  - b. At least 25% of open market dwellings will be dwellings with 2 bedrooms or less. At least a further 25% of open market housing will be dwellings with 3 bedrooms or less.

The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
3. All affordable dwellings will achieve the nationally described space standard. All open market dwellings are strongly encouraged to comply with the nationally described space standard.
4. All dwellings specifically designed for older people or those with disabilities or special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations
5. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.
6. On sites of 50 or more dwellings:
  - a. An appropriate range of specialist housing designed to meet the diverse needs of older people, such as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing-with-care; and/or residential care homes and nursing homes will be provided.
  - b. An appropriate range of specialist dwellings to meet the needs of those with disabilities and special needs will be provided.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy aims to fulfil this objective.
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

<b>DP2 Self-Build and Custom-Build Housing</b>	
1.	Shropshire Council will support appropriately located Self-Build and Custom-Build housing developments where they comply with all relevant policies of this Local Plan.
2.	All sites of 5 or more dwellings in designated rural areas and 10 or more dwellings or sites of 0.5 ha or more elsewhere, are encouraged to make 10% of the dwellings available as serviced plots for Self-Build and Custom-Build developers, where there is an identified need on the Self-Build Register. Where such plots are provided, they should: <ul style="list-style-type: none"> <li>a. Consist of a range of plot sizes which are generally suitable for detached homes with scaffold margins within the plot boundary and respond the needs identified on the Self-Build Register;</li> <li>b. Be accessible via a suitably adopted or adoptable road at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at planning application stage);</li> <li>c. Be free of 'Party Wall' requirements, unless only developable as a semi-detached or terraced dwelling; and</li> <li>d. When marketed, be serviced, available for purchase and ready for development by a Self or Custom-Builder. This marketing should occur for at least 36 months at a fair plot valuation and in accordance with a marketing strategy to be approved by Shropshire Council.</li> </ul>

<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	Whilst the provision of self-build and custom-build housing may have a negative impact on wildlife, this policy requires such development to comply with other Local Plan policies which protect habitats and species.
2: Encourage a strong and sustainable economy throughout Shropshire	0	+	+	Encouragement for self and custom build housing is likely to support local businesses and the local economy in the medium to long term as the policy begins to take effect.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to support this objective.
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	Whilst the provision of self-build and custom-build housing may have a negative impact soil quality through the release of greenfield land, this policy requires such development to comply with other Local Plan policies which safeguard soils.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	Whilst the provision of self-build and custom-build housing may have a negative impact on water quality this policy requires such development to comply with other Local Plan policies which safeguard water.
10: Reduce flood risk and improve flood management	0	0	0	Whilst self-build and custom-build housing may be proposed in areas of flood risk this policy requires such development to comply with other Local Plan policies which prevent this.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	Whilst self-build and custom-build housing may have a negative impact on the historic environment, this policy requires such development to comply with other Local Plan policies which prevent this.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	Whilst self-build and custom-build housing may have a negative impact on this objective, the policy requires such development to comply with other Local Plan policies which prevent this.

### DP3 Affordable Housing Provision

1. Opportunities for people to access new homes which are well designed, of high quality, and the right type, tenure and affordability will be achieved by:
  - a. Requiring new residential development of 5 or more dwellings in designated rural areas and 10 or more dwellings or sites of 0.5 ha or more elsewhere to provide on-site affordable housing, in accordance with the following percentages and geographic areas as defined Figure DP3.1:
    - i. 10% in the north; and
    - ii. 20% in the south.
  - b. Ensuring that only in exceptional circumstances will either an off-site provision or a financial contribution in lieu of on-site provision be supported on major housing development;
  - c. Ensuring applications for development with a requirement to provide affordable housing secure the interest of a Registered Provider, and that the affordable dwellings will be transferred to a Registered Provider as soon as possible, and no later than at completion of 50% of the consented market housing;
  - d. Ensuring that where affordable housing is to be secured on site, its tenure comprises 70% social or affordable rent accommodation and 30% intermediate or other affordable housing, unless evidence of local need indicates otherwise;
  - e. Requiring affordable rents to be set at 80% of open market rent and not to exceed Local Housing Allowance Housing Benefit;
  - f. Requiring shared ownership to be capped at 80% of the equity share;
  - g. Ensuring that the affordable housing is indistinguishable from the open market housing, including by way of character, design, location and size and is consistent with policies SP5, DP1 and other relevant policies of this Local Plan;
  - h. Ensuring that affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality; and
  - i. Ensuring new and existing affordable houses are maintained as affordable in perpetuity.
2. The provision of reduced rates of affordable housing due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. In these circumstances an overage clause will be sought in order to secure the potential for future contributions towards affordable housing.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to meet this objective
4: Promote access to services for all sections of society	+	+	+	The policy's encouragement to maximise opportunities for affordable housing to access services and facilities supports this objective
5: Encourage the use of sustainable means of transport	+	+	+	Siting affordable housing so that residents can cycle, walk or use public transport is specifically encouraged.
6: Reduce the need of people to travel by car	+	+	+	Locating affordable housing where sustainable means of transport are available is likely to reduce private vehicle use.
7: Support active and healthy communities.	+	+	+	Encouraging walking and cycling is likely to have health benefits.
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	+	+	+	The policy seeks to minimise the exposure of future residents to reduced air quality
12: Reduce carbon dioxide emissions	+	+	+	Encouraging walking and cycling is likely to reduce carbon emissions
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy



## DP4 Affordable Exception Sites

1. Affordable exception schemes are developments consisting of 100% local needs affordable housing. Development of affordable exception schemes that are of a suitable scale, design, tenure and include appropriate prioritisation of local people will be positively considered where all of the following are satisfied:
  - a. It is within or immediately adjoining the built form of:
    - i. A Strategic, Principal or Key Centre;
    - ii. A Community Hub or Community Cluster Settlement; or
    - iii. Another settlement with a school or appropriate access to a school by sustainable modes of transport.
  - b. It will not result in development in an isolated location;
  - c. There is a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey and the number of dwellings provided does not exceed this identified local need;
  - d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey;
  - e. All the dwellings will be retained as affordable in perpetuity;
  - f. The affordable housing is allocated in accordance with a Local Lettings Plan;
  - g. The affordable housing will be delivered and managed by a Registered Provider;
  - h. There has been meaningful community engagement prior to the submission of a planning application;
  - i. A site in any locations set out in part (a) above also should also conform with the requirements set out in Policy SP8 4(a – d);
  - j. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
  - k. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and
  - l. They comply with all other relevant policies of this Local Plan.
  
2. Exception sites that are promoted and delivered through a Community Led Approach will be supported as a means of delivery, subject to all of the above criteria and extensive and meaningful community engagement and participation is undertaken prior to the submission of any planning application.

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	Development which does not conflict with other Local Plan policies is supported. This means that those policies which seek

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
				to conserve and enhance the natural environment should prevent harm occurring to wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Affordable housing schemes are likely to mean that jobs are retained in Shropshire and the county's economy is supported
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to support this objective.
4: Promote access to services for all sections of society	+	+	+	The policy requires exception sites to be located in the urban areas and such locations have the best access to services and facilities in the county.
5: Encourage the use of sustainable means of transport	+	+	+	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is supported.
6: Reduce the need of people to travel by car	+	+	+	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is likely to reduce private vehicle usage.
7: Support active and healthy communities.	+	+	+	The policy's support for sites which can take advantage of active travel is likely to deliver health benefits
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, the development of affordable housing exception sites may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	Exception sites have the potential to adversely affect the historic environment although this is dependent on their location.
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 which convey a sense of place.

### DP5 Entry Level Exception Sites

1. Entry level exception sites for 100% affordable housing suitable for first time buyers (or those looking to rent their first home), will be positively considered where they comply with all of the following:
  - a. It is demonstrated through an up-to-date and robust local housing needs survey, that there is a local need for these affordable dwellings and that this need will not be met through any saved SAMDev Plan allocations, allocations in this plan or development with extant planning permission;
  - b. The site is no more than 1 hectare in size and the number of dwellings provided does not exceed the evidenced need and at most consists of no more than 5% of the number of homes in the existing settlement, based on the most recent data available from the Council;
  - c. The site is within or immediately adjoining the built form of:
    - i. A Strategic, Principal or Key Centre;
    - ii. A Community Hub or Community Cluster Settlement; or
    - iii. Another settlement with a school or appropriate access to a school by sustainable modes of transport.
  - d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey and gives priority to those with a local connection;
  - e. All the dwellings will be retained as affordable in perpetuity;
  - f. There has been meaningful community engagement prior to the submission of a planning application;
  - g. A site in any locations set out in part (c) above also should also conform with the requirements set out in Policy SP8 4(a – d);
  - h. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
  - i. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;
  - j. The site is not wholly or partly within the Shropshire Hills Area of Outstanding Natural Beauty or the Green Belt; and
  - k. They comply with all other relevant policies of this Local Plan.

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.	+	+	+	Whilst the development of entry level exception sites may have a negative impact on wildlife, this policy requires such development to comply with other Local Plan policies which protect habitats and species

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The development of entry level exception sites is likely to mean that jobs are retained in Shropshire and the county's economy is supported
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to support this objective.
4: Promote access to services for all sections of society	+	+	+	The policy requires the sites to be located in the urban areas and such locations have the best access to services and facilities in the county.
5: Encourage the use of sustainable means of transport	+	+	+	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is likely to support this objective.
6: Reduce the need of people to travel by car	+	+	+	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is likely to reduce private vehicle usage.
7: Support active and healthy communities.	+	+	+	The policy's support for sites which can take advantage of active travel is likely to deliver health benefits
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, the development of affordable housing exception sites may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	-	-	-	Exception sites have the potential to adversely affect the historic environment although this is dependent on their location.
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 which convey a sense of place.

### DP6 Single Plot Exception Sites

1. Recognising the diverse range of settlement patterns within the rural area and the varied needs of the residents of our rural communities, single plot exception sites will be considered where:
- a. Applicants are able to demonstrate that:
    - i. They require affordable housing and have strong local connection and need to be located within the settlement that the site is proposed;
    - ii. There are no other reasonable options which address their housing needs, having regard to the availability of low-cost housing options within the Strategic, Principal or Key Centres; Community Hubs; Community Clusters; any other nearby settlements; and existing or planned rural exception schemes; and
    - iii. Their need cannot be met through affordable housing provided in accordance with Policies DP4, DP5 and DP7 and does not relate to self-build and custom build housing under DP2.
  - b. The site is within and well related to the built form of a settlement and has permanent and substantial buildings on at least one side;
  - c. It will not result in development in an isolated location;
  - d. The dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed local agreement;
  - e. The site area, including any access arrangements is no more than 0.05ha;
  - f. The dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the Nationally Described Space standards for a 6-person household, although the provision of a single garage to the maximum of 18 sq. metres would be supported in addition;
  - g. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
  - h. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and
  - i. They comply with all other relevant policies in the Local Plan.

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	Development which does not conflict with other Local Plan policies is supported. This means that those policies which seek to conserve and enhance the natural environment should prevent harm occurring to wildlife.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The effect of the small scale development permitted under this policy on the Shropshire economy is likely to be limited and as such will have little effect on this objective.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to support this objective.
4: Promote access to services for all sections of society	+	+	+	The policy requires the sites to be located close to urban areas and such locations have the best access to services and facilities in the county.
5: Encourage the use of sustainable means of transport	+	+	+	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is likely to support this objective
6: Reduce the need of people to travel by car	0	0	0	Locating exception sites where they have reasonable access to services and facilities by walking, cycling or public transport is likely to reduce private vehicle usage.
7: Support active and healthy communities.	+	+	+	The policy's support for sites which can take advantage of active travel is likely to deliver health benefits
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury Neither is likely to be affected by this policy.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy



Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP7 Cross Subsidy Exception Sites

1. Cross-subsidy exception schemes are developments consisting of a proportion of open market housing to facilitate the delivery of a significant proportion of local needs affordable housing. Development of cross-subsidy exception schemes that are of suitable scale, design, tenure and include appropriate prioritisation of local people for the affordable housing provided will be positively considered where all of the following are satisfied:
  - a. It is demonstrated that no public grant is available and that an affordable exception scheme is unviable.
  - b. It is within or immediately adjoining the built form of:
    - i. A Strategic, Principal or Key Centre;
    - ii. A Community Hub or Community Cluster Settlement; or
    - iii. Another settlement with a school or appropriate access to a school by sustainable modes of transport.
  - c. It will not result in development in an isolated location;
  - d. There is a proven local affordable housing need that is demonstrated through an up to date robust housing needs survey. The delivery of affordable housing will need to accurately reflect this need and be allocated in accordance with a Local Lettings Plan;
  - e. The scale of the development will solely be dictated by the evidence of local affordable housing need but will not normally exceed 10 dwellings;
  - f. At least 70% of the homes provided will be affordable housing and of a type, size and tenure that meets the local housing needs evidenced in the housing needs survey;
  - g. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey;
  - h. All the affordable dwellings will be retained as affordable in perpetuity;
  - i. The affordable housing is allocated in accordance with a Local Lettings Plan;
  - j. There is a preference for the affordable homes to be delivered and managed by a Registered Provider. However, where this is not an option, other delivery and management approaches will be considered, including by landed estates, community land trusts, development companies and private landlords;
  - k. There has been meaningful community engagement prior to the submission of a planning application;

- l. The affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality.
- m. A site in any locations set out in part (b) above should also conform with the requirements set out in Policy **Error! Reference source not found.** 4(a – d);
- n. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;
- o. The design and character of the affordable housing complies with the design requirements identified within Policy **Error! Reference source not found.** and **Error! Reference source not found.**;
- p. They comply with all other relevant policies of this Local Plan.

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	Harm to Shropshire's wildlife is likely to be avoided as the policy requires compliance with other Plan policies which safeguard protect habitats and species.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The development of cross subsidy exception sites is likely to mean that jobs are retained in Shropshire and the county's economy is supported
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy is designed to support this objective.
4: Promote access to services for all sections of society	+	+	+	The policy 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.
5: Encourage the use of sustainable means of transport	+	+	+	The requirement to locate development where it has reasonable access to local services by walking, cycling or public transport supports this objective.
6: Reduce the need of people to travel by car	+	+	+	Private vehicle use may be reduced as a result of the policy's locational requirements
7: Support active and healthy communities.	+	+	+	Access to active travel is likely to provide health benefits.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality	0	0	0	Although development has the potential to affect soil quality through the loss of the best and most versatile agricultural land, the limited scale proposed is unlikely to have any significant effect.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## **DP8 Gypsy and Traveller Accommodation**

1. The accommodation needs of those who identify as Gypsies, Travellers and Travelling Showpeople will be addressed as part of meeting the housing needs of all sectors of the community. This will be achieved by supporting suitable development proposals for sites for:
  - a. Pitches or plots within the development boundaries of Shrewsbury, Principal and Key Centres, Community Hubs and Strategic Sites where these are allocated for residential uses;
  - b. Gypsies and Travellers and Travelling Showpeople (as defined in Annexe 1 of CLG's Planning Policy for Traveller Sites) in locations close to Shrewsbury, Principal Centres, Key Centres and Community Hubs, where this does not conflict with national policy and the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches;
  - c. Single pitch/plot or family unit exception sites (of no more than 3 pitches) for all Gypsies and Travellers and Travelling Showpeople in locations well related to Shrewsbury, Principal Centres, Key Centres, Community Hubs, Community Clusters and other settlements defined by Local Plan Policy DP4 (Affordable Exception Sites) in accordance with Local Plan Policy SP9 (Countryside) and other relevant Local Plan policies, where the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches and a local connection is satisfactorily evidenced; and
  - d. Transit provision in close proximity to the main established travelling routes in the area to meet any additional evidenced need.
2. Mixed uses will not be permitted on rural exception sites and all new sites should be in a sustainable location, reasonably accessible to education, health and welfare infrastructure and meet the following criteria:
  - a. Be of a scale which respects that of any nearby settled community, the local setting and the ability of local infrastructure and services to serve the population;
  - b. Have safe access and be well located relative to the highway network which has enough capacity to meet the needs of the development;
  - c. Not have an adverse impact on the character and appearance of the surrounding area or the natural environment or heritage assets, meeting the requirements set out in the relevant policies of this Local Plan;
  - d. Not conflict with the objectives of Green Belt or AONB designation;
  - e. Be located outside of areas at high risk of flooding and meet the requirements set out in Local plan policies DP22 (Flood Risk) & DP23 (Sustainable Drainage);

- f. Be designed in accordance with relevant Good Practice guidance, with associated buildings such as amenity blocks proportionate in scale and bulk to the site and their intended use;
  - g. Incorporate suitable design, landscaping and screening in accordance with the requirements of Local Plan Policy DP17, and make provision for recreational facilities, parking and manoeuvring as appropriate; and
  - h. Be in accordance with specific criteria in any relevant neighbourhood plan.
3. Where a site is for permanent residential occupation, including a mixed-use site incorporating business and residential uses, it should be demonstrated to be suitable for residential development and that any necessary additional infrastructure can be provided as part of the development. Any business use proposed on a site should be able to be accommodated whilst maintaining acceptable standards of residential amenity, for both the intended and existing residents. Preference will be given to brownfield sites.
4. To ensure that a 5 year supply of pitches and plots is maintained and that there is adequate permanent and transit accommodation to meet the range of needs of gypsies and travellers over the Local Plan period, the Council will:
- a. Resist the loss of existing gypsy and traveller, transit and travelling Showpeople sites to alternative development or other uses, unless it can be robustly evidenced that there is no longer a need for gypsy and traveller provision;
  - b. Use planning conditions and/or legal restrictions, as appropriate, to retain control over future site occupation in order to ensure that the pitches remain available to satisfy gypsy and traveller local needs;
  - c. Positively consider applications for alterations to existing sites to improve residential amenity, where these meet all other relevant policy requirements and are required to achieve modern residential standards or accommodate health related requirements; and
- Review the GTAA evidence base within 5 years of Plan adoption and use this evidence to review strategic requirements for specific Gypsy and Traveller site allocations through Local Plan Review, a Gypsy and Traveller Site Allocations DPD or, where appropriate, for Neighbourhood Plans to bring forward new sites.

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 policy requires no adverse effect on the natural environment
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	This objective is strongly supported

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	+	+	+	The requirement that pitches be located in or close to existing settlements means that the travelling community should have good access to services and facilities.
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	+	+	+	The requirement for pitches to be reasonably accessible to health infrastructure will have a positive effect.
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	+	+	+	Pitches must be located outside areas at risk of flooding and comply with the flood risk Local Plan policies.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	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 pitches or plots.
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	The policy requires no adverse effect on the historic environment
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	There is a require not have an adverse impact on the character and appearance of the surrounding area.

## DP9 Strategic Corridors

The Shropshire Economic Growth Strategy seeks to deliver a 'step change' in the capacity and productivity of the local economy. To contribute to this aim, 'Strategic Corridors' along the principal rail and strategic road routes through the County will be the primary focus for major development especially along 'strategic corridors' with both rail and road connectivity. Major development in the County will be expected to recognise that:

1. The strategic approach in Policy **Error! Reference source not found.** (Strategic Approach) seeks to deliver significant development and infrastructure investment within the 'strategic corridors' served by the principal rail network and strategic and principal road networks in Shropshire.
2. Development in the 'strategic corridors' through the Green Belt or Area of Outstanding Natural Beauty (AONB) will be subject to appropriate national and local policy. Development likely to affect an internationally designated wildlife site, through atmospheric emissions must comply with the requirements for a project level HRA in accordance with policy DP13
3. Development on these 'strategic corridors' should be sequentially located:
  - a. In the Principal and Key Settlements on an allocated site firstly, or a windfall site;
  - b. On the identified 'Strategic Sites' in the Local Plan;
  - c. On appropriate windfall development sites which are:
    - i. Located immediately adjoining a Principal or Key Settlement; or
    - ii. Brownfield sites with direct access to the rail and road routes in the corridor; or
    - iii. Greenfield sites in exceptional circumstances where:
      - The strategic objectives of national and local policy are fully satisfied;
      - The proposal is a large and significant investment opportunity that cannot reasonably access sequentially preferable sites;
      - The proposed scheme will deliver the greenfield site as a fully serviced and developed employment area, meet the needs of the proposed occupiers and deliver off-site infrastructure investments within the 'strategic corridor'.
4. Proposals for development in the 'strategic corridors' must satisfy the requirements of Policy **Error! Reference source not found.** (Delivering Sustainable Economic Growth & Enterprise) and consider:
  - a. The need to achieve a sustainable pattern of development particularly to balance the delivery of housing and employment growth;
  - b. The need for infrastructure investment to support:
    - i. The delivery of the development; and



ii. The accessibility of the rail and road networks; and

iii. Further growth in the 'strategic corridor'.

c. The scale of the proposal in relation to the location, landscape, character of the surrounding area and the significance of the natural and historic environment;

d. The availability of land allocated for the proposed use in the same locality;

e. Other sites with long-term potential around the Strategic, Principal and Key Centres

The policies and strategies of adopted Neighbourhood Plans, Community / Parish Plans or growth strategies for the Strategic, Principal or 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.	-/0	-/0	-/0	Although there is the potential for larger scale development to adversely affect wildlife, internationally designated sites are specifically protected.
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 housing needs of a wide section of society are likely to be capable of being met.
4: Promote access to services for all sections of society	+	+	+	Locating development where there is good access to services and facilities is a key aim.
5: Encourage the use of sustainable means of transport	+	+	+	The policy exploits the existing railway network
6: Reduce the need of people to travel by car	+	+	+	The policy encourages development along rail corridors
7: Support active and healthy communities.	+	+	+	The locational requirements mean that there are likely to be good opportunities for to access health and leisure facilities
8: Protect and improve soil quality	?/-	?/-	?/-	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.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	?/+	?/+	?/+	Larger scale development offers opportunities for integrated flood management depending on the site location
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	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.
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale mean that opportunities for renewable energy and energy efficiency measures may be maximised
13: Promote adaptation and mitigation to climate change	+	+	+	Major development has the potential to create new habitats and improve connectivity of existing wildlife corridors so supporting the mitigation of climate change
14: Promote efficient use of natural resources	-	-	-	Growth is likely to increase the need for primary aggregates and other natural resources
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	Development along strategic corridors has the potential to adversely affect the historic environment as many historic assets are located in the existing built form, although this could be balanced out by opportunities for better management of existing features, depending on the nature and location of proposals.
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 which convey a sense of place. This policy is unlikely to maintain or improve existing landscape character over the Plan period.

## DP10 Managing and Supporting Town Centres

1. Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of centres in line with national policy, taking into account local regeneration strategies where appropriate, as well as the requirements of this policy and any settlement specific guidance contained in policies S1-S18.
2. In doing so there is a clear preference to accommodate main town centre uses within the defined Town Centres of Shrewsbury, and the Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch, as shown on the Policies Map. Main town centre uses will also be supported within and adjoining the existing high streets of the following Key Centres: Albrighton, Bishops Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.
3. Proposals for main town centre uses outside either defined Town Centres, or outside the recognised high street in Key Centres, will need to prepare a sequential site assessment to show they cannot be reasonably accommodated within the Town Centre or high street, having taken account of all reasonable opportunities to amend the scale and design of their proposal.
4. The Council will not permit proposals in edge and out of centre locations where it is considered there will be a significant adverse impact on a Centre. In assessing this, Impact Assessments will be required for new retail, leisure and office proposals where they:
  - a. Are located outside a defined Town Centre, or are more than 300 meters from a recognised high street; and
  - b. Are not in accordance with the Settlement Strategy for the area; and
  - c. Have a gross floorspace above the following thresholds:
    - i. Shrewsbury – 500sqm;
    - ii. Principal Centres and Key Centres – 300sqm
5. In Shrewsbury, whilst it is acknowledged both Meole Brace and Sundorne Retail Parks provide a complementary retail offer, neither are defined as Centres and therefore the requirements of parts 3 and 4 of this policy apply to proposals within these areas.
6. In supporting the appropriate management of uses within the defined Town Centres the following will apply:
  - a. There is a presumption in favour of proposals for main town centre uses within defined Town Centres;
  - b. Proposals for non-town centre uses within Town Centres, including residential, will be considered acceptable where they would support the vitality and viability of the Town Centre;
  - c. There is presumption in favour of retail (A1) uses within the Primary Shopping Area in Shrewsbury;
  - d. Proposals for non-retail uses within Shrewsbury's Primary Shopping Area will be supported where it can be demonstrated this would support the wider regeneration of the town centre and would not result in an over concentration or undue dominance of non-retail uses.

7. In line with Policy DP30, the cumulative impacts on people's health and wellbeing will be considered when assessing proposals for hot food takeaways in identified Town Centres where permission is required.
8. The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve significant new residential developments in main towns identified in policies S1-S18, or the Strategic Sites and Strategic Settlements identified in Policies S19-S21.
- In Community Hubs, the preferred location for additional main town centre uses will be in locations accessible on foot or cycle for the majority of the local population and should be consistent with the relevant Settlement Strategy policies contained in policies S1-S18 or with the Neighbourhood Plan where one is adopted.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	Existing businesses will be supported, jobs are likely to be retained in Shropshire and economic regeneration opportunities maximised
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	++	++	++	The emphasis on town centre uses supports this objective.
5: Encourage the use of sustainable means of transport	++	++	++	Town Centres are well served by accessible transport
6: Reduce the need of people to travel by car	+	+	+	Retaining services and facilities in town centres maximises opportunities to exploit the existing public transport infrastructure
7: Support active and healthy communities.	+	+	+	Development will be focussed in locations with good access to health and leisure facilities and the negative effects of some use classes are considered as part of this policy.
8: Protect and improve soil quality	+	+	+	Town Centre development is on brownfield rather than greenfield land so soil quality will be protected.

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 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.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	-	-	-	Town centres are likely to have the poorest existing air quality in Shropshire
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	+	+	+	The policy supports the use of previously developed land
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	Although retail and town centre uses have the potential to adversely affect the heritage assets, most historic buildings will already be in use so there is likely to be no effect.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP11 Tourism, Culture and Leisure

1. To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities, emphasis will be placed on:
  - a. Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire;
  - b. Promoting connections between visitors and Shropshire's natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts;
  - c. Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire's landscape, cultural and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers and meres & mosses. Development must also meet the requirements of Policy DP15;
  - d. Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including:
    - i. Shropshire Union Canal
    - ii. Shropshire Union Canal - Llangollen branch
    - iii. Shropshire Union Canal - Montgomery branch
    - iv. The Cambrian Railway
  - e. Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas;
  - f. Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible, and do not harm Shropshire's tranquil nature;
  - g. Development of high quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the role of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or an established and viable tourism enterprise where accommodation is required. Where possible, existing buildings should be re-used (development must also accord with Policy DP25).

2. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies SP9, DP13, DP17, DP24, DP25 and relevant local and national guidance.
3. All proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation and meet the requirements of DP26.

**Canal side facilities and new marinas:**

4. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.
5. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.
6. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.

**Visitor accommodation in rural areas:**

7. Proposals for new and extended touring caravan and camping sites should have strong regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.
8. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside. Therefore, in addition (to 7) schemes should be landscaped and designed to a high quality.
9. Further to 2 and 3 above, any holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside (unless it conforms to para 10 below) following the approach to open market residential development in the countryside under Policy DP25 and SP9.
10. Shropshire Council recognises the appeal of a holiday in a rural setting. Therefore permanent holiday let development may be approved in countryside locations provided that it can be demonstrated that the design is of exceptional quality, as outlined in NPPF paragraph 79. Any subsequent changes to such holiday lets in these locations (such as change to residential occupation) will be resisted, as per 11 below.
11. To retain the benefit to the visitor economy, robust conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation is not used for residential occupation. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy SP9.
12. For existing static caravan, chalet and log cabin sites in areas of high flood risk, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development.

New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites.

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	The policy requires compliance with other Plan policies which protect wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	The policy is designed to support the visitor economy.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	++	++	++	Access to outdoor spaces is actively promoted
5: Encourage the use of sustainable means of transport	0	0	0	Sustainable means of access to tourism and leisure activities is not always possible but this is likely to be balanced by increases in walking and cycling.
6: Reduce the need of people to travel by car	-	-	-	Many visitor facilities are only accessible by car.
7: Support active and healthy communities.	+	+	+	Increases in walking and cycling are likely to deliver health benefits
8: Protect and improve soil quality	?/-	?/-	?/-	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.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, economic development may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy



<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy requires compliance with other Plan policies which safeguard the historic environment
16: Conserve and enhance landscape character and local distinctiveness	?/-	?/-	?/-	The policy requires compliance with other Plan policies which safeguard landscape character.

## DP12 Minimising Carbon Emissions

1. New residential development will contribute to reducing the impact of climate change in accordance with policy SP3 by:
  - a. Being designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and:
  - b. Ensuring all proposals for 10 or more dwellings achieve a minimum of 19% improvement in the energy performance requirement in Part L of the 2013 Building Regulations, until such time as Building Regulations are increased to a level which exceeds this uplift and:
  - c. Ensuring all proposals for the formation of one or more dwellings provide a minimum of 10% of the predicted energy needs of the development from on-site renewable and low carbon energy sources.
  - d. Strongly encouraging all proposals for one or more dwellings and in particular residential development of 50 or more dwellings to:
    - i. Achieve zero net-carbon emissions;
    - ii. Maximise the use of on-site district heating and cooling systems, especially where these utilise renewable energy and
    - iii. Maximise opportunities to connect to wider heating and cooling networks both for energy supply and export, especially where these utilise renewable energy
2. New non-residential development of 1,000m<sup>2</sup> or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating.
3. Where changes to existing buildings, including extensions and alterations, are being undertaken, encouraging all development to maximise opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies,

The requirements expressed in this policy will apply unless it is demonstrated through open book accounting that they would make the development unviable, having regard to the policy requirements of the Local Plan, in particular the delivery of affordable housing.

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	Improving the energy performance of new residential development will contribute to the provision of good quality housing
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	++	++	++	The policy is designed to promote energy efficiency, reduce energy consumption and increase the provision of energy from renewable sources
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective

## **DP13 The Natural Environment**

The avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:

### **Designated sites and priority species and habitats**

1. Requiring a project-level Habitats Regulations Assessment (HRA) for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where such an HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan, measures will be required in accordance with the Plan HRA and supporting documents; as set out in the relevant settlement strategies (policies S1 -21); remedial actions identified in the management plan for the internationally designated site as appropriate; and policies DP15, DP16, DP20, DP23 and DP27. Policy DP14 applies to development in the catchment of the river Clun Special Area of Conservation (SAC).
2. Ensuring that development:
  - a. on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments); or
  - b. resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees);is determined in line with national policy.

### **Biodiversity Net Gain**

3. Ensuring that all development delivers at least a 10% net gain for biodiversity in accordance with the Environment Act, any future Local Nature Recovery Strategy (LNRS) and policies DP15, DP16, DP17 and DP23.

### **Natural Assets**

4. Ensuring that proposals which are likely to have an adverse effect on any of the following natural assets:
  - a. Locally designated biodiversity sites;
  - b. Locally designated geological sites;
  - c. Priority species;
  - d. Priority habitats; and
  - e. Geological assets;

are accompanied by an Ecological or Geological Impact Assessment as appropriate. This should be carried out by a suitably qualified professional in accordance with industry standards and be proportionate to the scale of the impact and the importance of the asset.

5. Ensuring that proposals which are shown to have an adverse effect, directly, indirectly or cumulatively, to those natural assets listed above will only be permitted if it can be clearly demonstrated that:
  - a. there is no satisfactory alternative means of avoiding the adverse effect through re-design or by re-locating on an alternative site and;
  - b. the social or economic benefits of the proposal outweigh the adverse effect.
6. Ensuring that where proposals meet these tests, mitigation measures to reduce the harm will be sought in the first instance. Compensation measures for residual harm will only be accepted as a last resort. Mitigation and compensation measures must be demonstrated to be achievable, be in accordance with policies DP15, DP16, DP17, DP18, DP20, DP23 and DP24 and appropriate conditions and/or planning obligations will be used to ensure that such measures are fully implemented and monitored where required.
7. Maximising opportunities to increase the quantity, quality and connectivity of natural assets in accordance with policies DP15, DP16, DP17 and DP23 through habitat creation and management measures, provision of appropriately designed and suitably located bat and bird boxes or swift bricks and any other such measures which would support protected or priority species.

#### **Trees, Woodlands and Hedgerows.**

The retention of trees and a significant increase in the extent and distribution of trees, woodlands and hedgerows in Shropshire will be achieved by;

8. Ensuring that for all proposals directly affecting existing trees or where trees are immediately adjacent to a development site, such trees are recorded in line with guidance in the relevant British Standard and that the record is submitted as part of the planning application. Opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature should be considered and documented as part of this.
9. Ensuring that applicants provide details as to how retained trees, hedges and hedge banks will be protected prior to, during and after construction.
10. Ensuring that no building, hard surfacing drainage or underground works are permitted that do not accord with the principles of the relevant British Standard and policy DP23 unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed.
11. Encouraging new development to plant new trees, woodlands and hedgerows in line with the Shropshire Tree and Woodland Strategy, Shropshire Green Infrastructure Strategy and the provisions of the Environment Act with respect to Biodiversity Net Gain.

Ensuring that native species hedgerows are retained on development sites, unless there are overriding benefits that justify their removal. Where removal is deemed necessary, details addressing the criteria under the Hedgerow Regulations 1997 (as amended) should be submitted

to demonstrate the validity for removal along with details of replacement hedgerows. Replacement hedgerows should be of an equal scale, comprise a good mix of native species and where possible, should be provided elsewhere on the development site. Where there are gaps in the existing native species hedgerows on the site, the development should provide sufficient additional hedgerow planting to restore continuity.

<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.	++	++	++	This policy aims to avoid harm to internationally, nationally and locally protected and priority habitats and species and to increase their extent and distribution
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	+	+	+	The protection of the natural environment is likely to have a positive effect on soil quality
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	The protection of the natural environment is likely to have a positive effect on water quality
10: Reduce flood risk and improve flood management	+	+	+	Net gain for biodiversity and other habitat creation measures offer good opportunities to minimise flood risk and improve flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	+	+	+	The protection of the natural environment is likely to have a positive effect on air quality
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	++	++	++	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.
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	Trees, woodlands, hedges and other habitats contribute greatly to landscape character: this policy provides for their protection and enhancement.

### DP14 Development in the River Clun Catchment

1. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations and policy DP13, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
2. All measures relied on to deliver either nutrient neutrality or nutrient betterment must demonstrate with sufficient certainty that they:
  - a. Meet the required nutrient reduction or improvement; and
 They can be secured and funded for the lifetime of the development's effects.

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.	+	+	+	This policy is specifically designed to protect the River Clun Special Area of Conservation
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	+	++	Water quality in the river Clun is likely to improve significantly in the medium to long term.



<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP15 Green Infrastructure

1. Development in Shropshire will be accompanied by an improved and expanded green infrastructure network as an integral part of open space provision. This will be achieved by ensuring that all new development:
  - a. Avoids the loss of, or harm to, existing green infrastructure assets in accordance with policy DP13 and the disruption or fragmentation of the existing green infrastructure network (which includes the Shropshire environmental and ecological networks). Proposals should be accompanied by a proportionate assessment (a Green Infrastructure Assessment) of existing green infrastructure assets and the green infrastructure network on and in the vicinity of the site, having assessed the quality and quantity of such features;
  - b. Enhances existing green infrastructure assets and extends the green infrastructure network in accordance with the Shropshire Green Infrastructure Strategy. Proposals should also have regard to Neighbourhood Plans and other relevant local strategies such as the Shrewsbury Big Town Plan where available;
  - c. Delivers good quality new green infrastructure on site which can be accessed by people of any age, gender and ability, as an integral part of their open space provision and which provides as many of the following benefits as possible:
    - i. Enhances and enables greater connectivity of the existing green infrastructure network and individual green infrastructure assets;
    - ii. Conserves and enhances biodiversity in accordance with biodiversity net gain requirements and policy DP13;
    - iii. Supports the delivery of climate change adaptation and mitigation measures in line with policies SP3 and DP12
    - iv. Improves air quality; and
    - v. Addresses identified local health and wellbeing needs and encourage active and healthy lifestyles in line with policy DP30.
2. Where on site provision is demonstrably not possible or practical, there will be an onus on the delivery of good quality open space provision in line with the requirements of policy DP16.
3. For significant new development, including the strategic sites and settlements identified in policies S1-21, green infrastructure will need to be an integral part of a masterplan showing good quality and appropriate on-site provision which:
  - a. Delivers a green infrastructure network which links existing and new green infrastructure assets in a coherent manner and maximises the benefits outlined in (1(c)) above; and
  - b. Connects to the green infrastructure network in the surrounding area and improves that network's accessibility and linkages where possible.
4. Where a site delivers green infrastructure as part of its open space provision, its future management and maintenance will be secured through a planning obligation.

5. Development proposals that result in a significant fragmentation or loss to the green infrastructure network will be resisted. In such instances mitigation and compensatory measures will be expected with the aim of delivering a net gain in provision.

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 distribution of plants and animals and the extent of protected and key habitats is likely to be significantly increased
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	++	++	++	The policy is designed to address identified health needs
8: Protect and improve soil quality	+	+	+	The provision of green infrastructure within new development is likely to have a positive effect on soil quality
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	The provision of green infrastructure within new development is likely to have a positive effect on water quality
10: Reduce flood risk and improve flood management	+	+	+	Habitat creation measures as part of green infrastructure provision offer good opportunities to minimise flood risk and improve flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	+	+	+	The protection of the natural environment is likely to have a positive effect on air quality
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change	++	++	++	The policy is designed to mitigation the effects of climate change
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	Green infrastructure contributes greatly to landscape character: this policy provides for its protection and enhancement.

## DP16 Open Space

1. To ensure people have sufficient opportunities to play, walk and generally stay healthy, the delivery of good quality, accessible and well maintained open space is an essential part of new development.
2. There is an expectation that new housing developments provides on-site open space provision equivalent to 30sqm per person, assuming one person per bedroom. However, consideration will be given to reducing this level of provision in instances where the development is able to provide a particularly high quality of open space on site which meets the needs of all residents.
3. For developments where an adverse effect on the integrity of an internationally or nationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space provision in excess of 30sqm per person.
4. In line with policy DP15, there is a preference for open space provision to form an integral part of opportunities to improve green infrastructure networks. In circumstances where this cannot be achieved, open space provision should be located appropriately within the site in order to offer the best opportunity for access to all residents. Where sufficient open space provision is not possible, an appropriate off-site provision will be sought. In all cases fragmented parcels of open space will not be acceptable.
5. Consideration will be given to the need for housing developments to provide functional areas of play and recreation as part of their open space provision in proportion to their scale. Proximity and accessibility to existing quality play facilities will be taken into account in determining the level of need for such facilities. Where on-site provision is required, this will be located appropriately within the site, and must be accessible to all residents.
6. The outcomes of Shropshire's Playing Pitch Strategy will be taken into account in determining the level of need within an area. Where necessary, consideration will be given to seeking to address any settlement constraints as part of new development, either on-site or by way of a developer contribution.
7. For non-residential development, open space provision should be design-led, informed by the character and context of the development proposed.
8. Areas of open space will be managed and maintained in perpetuity by way of legal agreement.

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.	+	+	+	Open space within new development offers 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.
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	++	++	++	This policy aims to provide equal access to good quality outdoor space, including sports and play facilities for all residents of new housing development
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	++	++	++	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
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	+	+	+	Open space offers opportunities to create and link new habitats which can mitigate the effects of climate change.

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	Good quality open space contributes to a sense of place and helps to maintain landscape character and local distinctiveness.

### **DP17 Landscaping of New Development**

To create and maintain an attractive and well-designed environment, development proposals will be expected to provide landscaping on site, unless the Council agrees that off-site landscaping would be more appropriate. Landscape schemes should meet all of the following:

1. Existing natural, semi-natural and formal landscape features as well as the presence of heritage assets and/or their settings, on and in the vicinity of the site should be recorded as part of a detailed survey in accordance with the principles of the relevant industry guidance and best practice
2. Existing features of landscape or ecological value or with heritage significance should be conserved and enhanced in accordance with policies DP13, DP15 and DP24. Scheme design should be sympathetic to their importance to avoid harm.
3. The proposed landscaping scheme should take into account:
  - a. The existing character of the site (see also policy DP18);
  - b. The existing character in the vicinity of the site, including proposed landscaping as part of adjacent development proposals in line with policy DP18;
  - c. Constraints such as flood risk (see also policy DP22) utility and service corridors;
  - d. Heritage assets and their settings on site and in the vicinity (see also policy DP24);
  - e. Soil type (see also policy DP19);
  - f. Ecological value (see also policy DP13);
  - g. The proposed function of the development;
  - h. Opportunities to contribute to green infrastructure in accordance with policy DP15; and
  - i. To provide a diverse and interesting design which integrates with and makes a positive contribution to its surroundings (see also policy DP17).
4. New tree planting as part of a proposed landscaping scheme should be selected, planted and established in accordance with current best practice guidance within the relevant British Standard and policy DP13.
5. Hedgerow and shrub planting and other soft landscaping should include specimen trees with a mature height of 15-20 metres within both the hard and soft landscaped areas.

Trees within adoptable areas should be incorporated as part of the infrastructure planning and design stage in accordance with current best practice.



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.	+	+	+	Existing habitats on development sites are likely to be retained
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	+	+	+	There may be a small positive effect on the provision of new habitats and their connectivity through well designed landscaping schemes.
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	There is a requirement to take heritage assets and their settings into account.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	Good quality landscaping in new development can contribute to a sense of place and help to maintain landscape character and local distinctiveness.

### DP18 Landscape and Visual Amenity

Development will protect, conserve and enhance landscape character and visual amenity.

1. Development proposals should respect, safeguard, and wherever possible, restore or enhance landscape character and visual amenity in Shropshire.
2. All major development proposals and developments which are likely to generate significant effects as a result of the presence of highly sensitive landscape and visual receptors and/or high magnitude of effect, must be accompanied by an appropriate and proportionate assessment of landscape and visual impacts, unless it is agreed by the Council that this is not necessary. The assessment of landscape and visual impacts must follow industry good practice, be carried out by a suitably qualified and experienced landscape professional and be sufficient to determine the significance of predicted effects on landscape character, landscape elements and visual amenity. Assessment of landscape effects must take account of the landscape characterisation set out in the Shropshire Landscape Typology, and where applicable, the Shropshire Landscape and Visual Sensitivity Study.
3. Significant adverse landscape and visual effects, either individually or cumulatively with other relevant proposed developments, will be a material consideration in determining planning applications. Where such effects are identified, then the assessment should also provide details of measures to prevent or avoid these in the first instance. Measures to reduce such impacts should then be identified before measures to offset or compensate any residual effects are set out. The nature of any landscape and visual effects remaining should then be clearly defined to enable the impact of the proposal on landscape character to be identified.
4. Proposals which safeguard key landscape and visual receptors, lead to the strengthening of landscape character or an improvement in visual amenity will be supported subject to other plan policies. Applicants should refer to the design guidelines section of the Shropshire Landscape and Visual Sensitivity Study (where appropriate) for guidance.

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 policy safeguards key components of landscape character, many of which are habitats
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Heritage assets are often key components of landscape character and as such are likely to be safeguarded.
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	This policy aims to conserve landscape character and local distinctiveness.

## DP19 Pollution and Public Amenity

Development will comply with existing pollution control regimes and national objectives for pollutants. Proposals should be designed from the outset to; safeguard environmental quality and public amenity; minimise pollution; mitigate adverse effects and maximise opportunities for improvements where practicable.

1. Development will ensure that it is appropriate for its location, during both construction and operation, and that the site is suitable for its proposed use taking into account existing conditions and any remediation proposals. Development affecting existing businesses and community facilities will be determined in line with national policy which places the onus is on the person seeking planning permission to provide suitable mitigation before the development is completed.

2. Development which is likely to give rise to concerns about air quality, either on its own or cumulatively will provide an assessment proportionate to the scale of development and level of concern as follows:

- a. A baseline of the existing air quality on the site and surrounding area;
- b. A prediction of the future air quality without the development;
- c. A prediction of the likely effects of the development on air quality and suggested mitigation measures; and
- d. A prediction of the future air quality if the development were to proceed with the suggested mitigation measures in place;

Opportunities to improve air quality through the provision of green infrastructure in accordance with policy DP15, industry relevant best available techniques, traffic and travel management (including linking to active travel networks) and the provision of electric charging facilities for vehicles should be maximised. Proposals which would lead to an unacceptable risk from air pollution or prevent sustained compliance with limit values or national objectives for air pollutants will be refused unless they can be practicably amended to avoid that risk.

3. Development should avoid Shropshire's best and most versatile agricultural land (grades, 1, 2 and 3a) wherever possible, unless the need for and benefit of the development justifies the scale and nature of the loss.

4. The re-use of previously developed (brownfield) land is encouraged, and proposals on despoiled, degraded, derelict or unstable land or on land affected by contamination will be supported, subject to other plan policies, where it can be established by the applicant that the site can be safely and viably developed with no significant impact either during the construction or operational stages of development on:

- a. Ground and surface water quality in accordance with Policy DP20;
- b. Air quality;
- c. Soil quality;
- d. The natural and historic environment in accordance with Policies DP13 and DP24;

- e. Human health (for contaminated land); and
- f. Buildings (for unstable land).

5. Additionally, proposals on sites with a known or high likelihood of instability or contamination should be accompanied by proportionate and adequate site investigation information prepared by a competent person. This should determine:
- a. The existence or otherwise of contamination or instability;
  - b. The nature, extent and source of the instability or contamination and for contamination, the potential pathways;
  - c. The risks associated with the instability or contamination and who these are likely to affect; and
  - d. A strategy which sets out measures to remediate any instability or contamination;

The developer may need to provide further information if this initial assessment shows that the risks cannot be reduced to an acceptable level. The relevant permits or permissions should be obtained for all site investigations.

6. When development may create additional noise, during construction or operation, or when new development would be sensitive to the existing noise environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced) proposals should include a noise assessment proportionate to the scale of development and the level of concern which sets out:
- a. Whether or not an adverse effect on health and quality of life is occurring or is likely to occur;
  - b. The level of any adverse effect as defined in the Noise Policy Statement for England Explanatory Note and the noise exposure hierarchy table<sup>1</sup>; and
  - c. Whether a good standard of amenity can be achieved taking into account appropriate mitigation measures. Such measures should not make the development unsatisfactory in other respects;

The assessment should be prepared by an experienced specialist and follow industry good practice as set out in Professional Practice Guidance on Planning and Noise (ProPG). Proposals which result in an observed adverse effect<sup>2</sup> will be permitted where mitigation can either remove the effect or reduce it to a minimum. Proposals which cannot be practicably amended to prevent an unacceptable adverse effect<sup>2</sup> or to avoid a significant observed effect<sup>2</sup> will not be permitted.

7. One of the special qualities of the Shropshire Hills AONB is its tranquillity. Proposals should consider how they can protect the designated area from noise disturbance in line with policy DP26 and how its tranquillity could be further enhanced through specific improvements in soundscape, the provision of green infrastructure in accordance with policy DP15 and the use of quiet modes of access.
8. It is important for people and wildlife to have the right levels of lighting in the right place and for it to be used at the right time. If any of the following apply:
- a. An existing light installation makes the proposed location for development either unsuitable, or suitable only with appropriate mitigation
  - b. Light levels in the environment around the site would be materially changed

- c. The light levels proposed by the development are likely to adversely affect the use or enjoyment of nearby buildings or open spaces
- d. The impact of new lighting conflicts with the needs of specialist facilities that require low levels of surrounding light
- e. The development is in or near a protected area of dark sky or an intrinsically dark landscape which would be conspicuously affected by new lighting
- f. If new lighting would have an impact on safety
- g. If new lighting would have a significant impact on a protected site or protected species or if it is likely to create light pollution that would affect the behaviour of wildlife

Then proposals should include a proportionate assessment detailing where the light shines, when it shines, how much light is likely to shine, any likely impacts on public amenity and habitats or species and how these can be appropriately mitigated. Proposals which cannot be practicably amended to prevent or avoid an unacceptable adverse effect from light pollution will not be permitted.

*Notes*

1. As set out in national guidance
2. As set out in the noise exposure hierarchy table

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	+	+	+	The policy's encouragement for the provision of active travel networks supports this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	++	++	++	The protection of Shropshire's best and most versatile agricultural land is a key aim of this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	++	++	++	The protection of Shropshire's air quality is a key aim of this policy
12: Reduce carbon dioxide emissions	0	+	+	Support for electric charging infrastructure will reduce carbon dioxide emissions in the medium to long term
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	++	++	++	The re-use of brownfield and despoiled, degraded, derelict or unstable land is supported.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The tranquillity of Shropshire Hills AONB is protected by this policy.



## DP20 Water Resources and Water Quality

Development must not adversely affect the quality, quantity and flow of both ground and surface water and must ensure that there is adequate water infrastructure in place to meet its own needs.

1. Development proposals which would lead to deterioration or compromise the ability of those water bodies covered by the Water Framework Directive to meet good status standards, both during construction and when operational, will not be supported.
2. Development proposals in a groundwater Source Protection Zones must show how they have:
  - a. Considered the potential to encounter shallow groundwater. If shallow groundwater is likely, the Council will expect the development to restrict the use of soakaways;
  - b. Avoided direct discharge of hazardous substances to groundwater; and
  - c. Considered the potential for historic contamination to be encountered. Where historic contamination is likely, the Council will expect development to restrict deep penetrative foundation methods;Proposals in Source Protection Zone 1 are not encouraged.
3. Proposals are required to demonstrate that they will be served by adequate water infrastructure in terms of water supply, foul drainage, wastewater and sewage treatment, without leading to significant problems for existing users or contamination of waterways (rivers or streams), clean water supply, surface water or groundwater. In particular, proposals should show how development will be phased to allow the relevant water company sufficient time to undertake any necessary capacity improvement works to the existing water supply, wastewater and foul drainage networks and waste-water treatment works prior to construction and occupation of the development. Where development is bought forward in advance of planned capacity improvements by the relevant water company through their Asset Management Process, any required capacity improvements should be delivered via agreement between the developer and the water company
4. In order to avoid any adverse impacts of new development on the existing foul drainage network, all development proposals are required to:
  - a. Demonstrate how foul flows will be drained and identify the agreed point of connection to the public foul drainage network;
  - b. Demonstrate that sewerage and surface water will drain separately. Where a development is connecting to a combined system, the drainage system proposed on site must remain separate up to the point of connection; and
  - c. Assess the potential impacts of non-mains drainage on water quality to ensure no detrimental impact on the water environment in accordance with Policies DP13, DP14, DP15, DP18, DP19, DP24 and DP26.

5. Proposals should help to conserve and enhance existing watercourses and riverside habitats in line with Policy DP13 wherever possible. Management, mitigation and compensation measures should aim to improve water quality and create or enhance riverine and aquatic habitats.
6. Consideration should be given to opportunities to undertake river restoration and enhancement as part of a development to make space for water. Enhancement opportunities for renewing assets will be encouraged, where viable (e.g. de-culverting, the use of bio-engineered river walls, raising bridge soffits to take into account climate change).

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.	+	+	+	Watercourses and riverside habitats are likely to be conserved and enhanced whilst opportunities to provide new habitats through river restoration are provided.
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	+	+	+	This policy provides for suitable water infrastructure to serve new development
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	++	++	++	Existing water resources are likely to be protected from harmful pollutants whilst improvements to water quality are supported.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	+	+	+	New riverine habitats offer opportunities to adapt to and mitigate the effects of climate change
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP21 Water Efficiency

All new development will be expected to minimise the use of water to reduce environmental degradation, increase sustainability and mitigate the effects of climate change in line with Policy SP3. To achieve this:

1. New housing will be expected to meet the Building Regulations 110 litres per person per day standard for water<sup>1</sup>, as recommended by the Shropshire Water Cycle Study. Proposals not meeting this standard must demonstrate how and why it cannot be attained.
2. Non-domestic buildings will be expected to reach 'Good' BREEAM status for water efficiency as a minimum, unless it can be demonstrated that this would make the development unviable.
3. Major development schemes will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of behavioural change with regards to water use

<sup>1</sup> As currently set out in Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments)

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	The water quality standard for new residential development supports the objective to provide good quality housing
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	++	++	++	Reducing water use and improving water efficiency are likely to reduce carbon dioxide emissions
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	++	++	++	The efficient use of water is the primary aim of this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective

## DP22 Flood Risk

The safeguarding of people and property and mitigation of the effects of climate change in accordance with policy SP3 will be achieved by directing development to areas at least risk of flooding. Where development is permitted, the causes and impacts of flooding as well as residual flood risk, will be reduced through design measures, wherever possible.

1. Development proposals in areas known to be at risk of any form of flooding now or in the future, including those:
  - a. In an area which has critical drainage problems (as notified to Shropshire Council by the Environment Agency); and
  - b. Where the proposed location of the development would increase flood risk elsewhere;must show how they have applied the Sequential Test<sup>1</sup>.
2. The Sequential Test is not needed for:
  - a. Development on land allocated in this plan unless the proposed use is in a More Vulnerable category (as set out in the Flood Risk Vulnerability Classification in national guidance);
  - b. Development in Flood Zone 1 unless the Shropshire Strategic Flood Risk Assessment (SFRA) or other more recent information indicates that there may be flooding issues now or in the future (for example through the impact of climate change; or
  - c. Minor development<sup>2</sup> and changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site. In these cases, the Sequential Test should be applied.
3. The Sequential Test should be based on the Shropshire SFRA and should clearly set out:
  - a. The flood risk for all forms of flooding on the development site;
  - b. The extent of the area of search for alternative sites (taking a proportionate and pragmatic approach. Different ownership or the presence of a landowner agreement are not acceptable as reasons not to consider alternatives; and
  - c. The flood risk for all forms of flooding on the alternative sites;

Development will not be permitted if the Sequential Test shows that there are reasonably available sites appropriate for the development in areas with a lower risk of flooding.

4. If it is not possible for development to be located in an area with a lower risk of flooding then the Exception Test<sup>1</sup> should be applied in line with the Flood Risk Vulnerability Classification<sup>3</sup> and for allocated sites, if either:
  - a. Relevant aspects of the proposal had not been considered when the site was allocated; or
  - b. More recent information about existing or potential flood risk is available which shows that the risk (from any form of flooding) has increased since allocation.

5. The Exception Test is not needed for Highly Vulnerable infrastructure<sup>3</sup> in Flood Zones 3a and 3b or for More Vulnerable and Less Vulnerable development<sup>3</sup> in Flood Zone 3b because these types of development are not permitted. The Exception Test is also not needed for minor development<sup>2</sup> or changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site.
6. Development requiring the Exception Test will be permitted when it can demonstrate all the following:
  - a. It provides wider sustainability benefits to the community that outweigh the flood risk
  - b. Having considered the vulnerability of its users, it will be safe for its lifetime
  - c. It will not increase flood risk elsewhere
  - d. Where possible, it will reduce flood risk overall
  - e. A site-specific Flood Risk Assessment shows that:
    - i. Within the site the most vulnerable development is located in the areas with the lowest flood risk, unless there are overriding reasons to prefer a different location
    - ii. It is appropriately flood resistant and resilient
    - iii. It incorporates sustainable drainage systems in line with policy SuDS
    - iv. Any residual risk can be safely managed
    - v. Safe access, egress and emergency escape routes are included (where appropriate) in an agreed emergency plan.
7. Where development in Flood Zones 3a and 3b is permitted it should be designed and constructed to remain operational and safe in times of flood. Development permitted in Flood Zone 3b should also be designed and constructed so that it does not:
  - a. Impede water flows; and/or
  - b. Increase flood risk elsewhere; and/or
  - c. Result in a net loss of floodplain storage.
8. A site-specific Flood Risk Assessment (FRA) will be required for all development proposals including those for minor development, changes of use:
  - a. In Flood Zones 2 and 3;
  - b. In Flood Zone 1 if the site is 1 hectare or above;
  - c. In Flood Zone 1 where there are critical drainage problems;
  - d. On land which either the Shropshire SFRA shows, or more recent information indicates, is at increased risk of flooding either now or in the future e.g. through the impact of climate change;
  - e. On land subject to other sources of flooding (surface water, groundwater, infrastructure/sewer failure, reservoir overflow) where development would introduce a More Vulnerable use; and
  - f. On land in those catchments rated red or amber in the Shropshire Strategic Flood Risk Assessment Level 2 (SFRA-2).

9. The FRA should demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime, taking climate change into account and with regard to the vulnerability of its users. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk. Information on the application of the Sequential and Exception Tests (as required) should be included in the FRA. Further guidance on FRA requirements is given in the Shropshire Strategic Flood Risk Assessment.
10. In those red or amber rated catchments where the cumulative effect of development is likely to have the greatest impact on flood risk, as set out in the Shropshire SFRA-2 opportunities for the following should be maximised:
  - a. Natural flood management (in rural areas);
  - b. SuDS retrofit (in urban areas);
  - c. River restoration;
  - d. Wider community flood risk benefits (explored through an FRA);
  - e. Developer contributions to community flood defences outside the site boundary; and
  - f. On- and off-site flood storage and safeguarding of land for such;The FRA should show how these have been considered.
11. Where development in the vicinity of watercourses is acceptable, adequate and easy access to watercourses and flood defences should be maintained so that they may be managed by the relevant authority.
12. Development should seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk. New development should demonstrate no loss of open watercourse with culverts being opened up where possible to improve drainage and flood flows. Proposals involving the creation of new sections of culverted watercourse (unless essential to the provision of access) will not be permitted. Development should also help to conserve and enhance watercourses and riverside habitats, through mitigation measures where an adverse impact is identified (cross ref natural environment policy) and ongoing appropriate management to deliver environmental gain.

*1. As set out in national planning guidance.*

*2. As defined in national guidance in relation to flood risk*

*3. As set out in the Flood Risk Vulnerability Classification*



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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	++	++	++	This policy requires development to be located in areas of lowest flood risk and promotes the management of residual risk.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	++	++	++	Reducing flooding and managing floods effectively supports adaptation to the effects of climate change and provides mitigation for the same.
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP23 Sustainable Drainage Systems

1. Developments will integrate measures for sustainable water management to reduce flood risk, avoid adverse impacts on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation in accordance with policies DP13, DP15, DP16 and DP26.
2. All major developments must incorporate Sustainable Drainage Systems (SuDS) in accordance with Shropshire Council's Surface Water Management: Interim Guidance for Developers or Shropshire Council's SuDS Handbook (whichever is the later), unless such a drainage system can be clearly demonstrated to be inappropriate. SuDS systems should be designed in accordance with the most recent version of the Construction Industry Research and Information Association (CIRIA) SuDS Manual. Where the use of on-site SuDS is not possible, feasible or appropriate other means of flood prevention and water management may be utilised with the prior agreement of the Lead Local Flood Authority (LLFA). All other forms of development are strongly encouraged to incorporate SuDS wherever these are reasonably practical and viable.
3. Opportunities to achieve multiple benefits in addition to the drainage function, for example through green infrastructure provision and biodiversity enhancements should be sought wherever SuDS are provided in line with policies DP13, DP15, DP16, DP17, and DP26. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects.
4. Surface water should be managed at source and the provision of SuDS should follow the hierarchy of drainage options as follows:
  - a. Into the ground (infiltration)
  - b. To a surface water body
  - c. To a surface water sewer
  - d. To another drainage system with the permission of the relevant owner
  - e. To a combined sewerGuidance on what SuDS system would be reasonably practicable for all forms of development can be found in the Shropshire Council SuDS Handbook.
5. All development proposals should be accompanied by a surface water management plan or statement. Where SuDS are being delivered, this should include:
  - a. A management and maintenance plan setting out how the features will be effectively managed for the lifetime of the development and by whom; and
  - b. Arrangements, including financial for adoption by any public authority or statutory undertaker.

6. To reduce the impact of urban creep (the conversion of permeable surfaces to impermeable over time) all SuDS serving residential developments should be designed to provide an additional modelling allowance for the lifetime of the development. Guidance on the allowance, based on housing density, is provided by the Lead Local Flood Authority.
  7. All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)<sup>1</sup> storm event with an allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance. Brownfield run-off rates at the site boundary should be reduced as close as reasonably practicable to greenfield run-off rates. Regardless, where there is opportunity, all run off rates should be reduced to the minimum feasible. Proposals will need to demonstrate that the discharge location has sufficient capacity to receive the post development flows. Proposals will also be expected to have no adverse effect on the receiving water bodies, both during construction and when operational.
  8. New development should demonstrate no loss of open watercourse with culverts being opened up where possible to improve drainage and flood flows. Proposals involving the creation of new sections of culverted watercourse (unless essential to the provision of access) will not be permitted. Development should also help to conserve and enhance watercourses and riverside habitats, through mitigation measures where an adverse impact is identified (cross ref natural environment policy) and ongoing appropriate management to deliver environmental gain.
- <sup>1</sup> 1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year.

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.	+	+	+	SuDS provide opportunities for habitat creation
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	The policy is likely to have little effect on this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	++	++	++	Existing water resources are likely to be protected from pollution and the further deterioration of water quality prevented
10: Reduce flood risk and improve flood management	++	++	++	The provision of SuDS will reduce flood risk and contribute to flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	+	+	+	SuDS are likely to provide new aquatic habitats which can aid in mitigating the effects of climate change as they become established
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective

## DP24 Conserving and Enhancing the Historic Environment

Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset's significance.
3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.
4. Ensuring the proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that the benefits of the proposal outweigh that loss or harm. In making this assessment:
  - a. The degree of harm or loss of significance to the asset and/or its setting;
  - b. The importance of the asset; and
  - c. Any potential beneficial use;Will be taken into account.
5. Where such proposals are permitted, measures to:
  - a. Mitigate and record the loss of significance to the asset and/or its setting;
  - b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact;Will be required.
6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning guidance, where applicable.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	++	++	++	Designated and non-designated heritage assets will be conserved, enhanced and better managed throughout Shropshire.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	Heritage assets are often key components of landscape character and as such the former is likely to be conserved and local distinctiveness maintained..



## DP25 Green Belt and Safeguarded Land

1. The extent of Green Belt within Shropshire is identified on the Policies Map. Land within the development boundaries for the settlements of: Albrighton, Alveley, Bridgnorth (which is enclosed on its eastern side by Green Belt) and Shifnal; the Strategic Site at: RAF Cosford; and the Industrial Estates at: Alveley and Stanmore is excluded from the Green Belt. The villages of Beckbury, Claverley and Worfield are also inset in the Green Belt but function as countryside, as such Policy SP9 (Countryside) applies. Safeguarded land, being land removed from the Green Belt for future development needs beyond the current Local Plan period, is shown on the Policies Map.
2. The Green Belt will be protected against inappropriate development, as defined by national policy. As such in addition to meeting the general requirements that apply in the countryside as set out in Policy SP9, development proposed in the Green Belt must also be able to demonstrate that:
  - a. It is not inappropriate development (as set out by national policy) and does not otherwise conflict with the purposes of the Green Belt; or
  - b. Very special circumstances apply.
3. Open market housing in the Green Belt will only be considered appropriate development where it:
  - a. Relates to a reuse of buildings of permanent and substantial construction which preserves Green Belt openness and meets the requirements for conversions in Local Plan Policy SP9 (Countryside) or SP7(Community Clusters) where this policy is relevant;
  - b. Is a replacement dwelling which is not materially larger than the one it replaces and otherwise meets the criteria for replacement buildings set out in Local Plan Policy SP9 (Countryside); and
  - c. Is infill development or a replacement dwelling in a settlement which becomes a Community Cluster through a Neighbourhood Plan, where it otherwise meets the criteria set out in SP8 (Community Clusters) and in all other respects meets the policy tests set out in the Local Plan.
4. Proposals on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, will be restricted to development for employment or economic uses, defence uses, local community use or affordable housing. Development to meet an identified local affordable housing need, as defined by relevant Local Plan Policies, through the reuse of previously developed land, will also be acceptable where it can be demonstrated not to cause substantial harm to the openness of the Green Belt.
5. Proposals for limited affordable housing to meet a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey, in the locations identified in Policy DP4 (Affordable Exception Sites) and DP6 (Single Plot Exception

Sites), which meet the other requirements of Affordable Housing Policies DP3, DP4 and DP6 and other relevant Local Plan policies will be supported.

6. RAF Cosford is a strategic site inset within the Green Belt to facilitate military and charity operational and development needs. Future additional development at this strategic site would be expected to take place within the area of land inset within the Green Belt unless it is one of the exceptions to inappropriate development within the Green Belt identified within national policy or very special circumstances can be demonstrated.
7. Proposals which increase the beneficial use of the Green Belt, by enhancing green infrastructure, biodiversity, visual amenity and landscapes or improving derelict land and opportunities for access, outdoor sport and recreation, will be supported where this does not conflict with Green Belt or other policy objectives.

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.	+	+	+	Green Belt enhancement through biodiversity benefits is supported
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Existing businesses and employment opportunities at RAF Cosford are supported.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	+	+	+	Restricting development in the Green Belt is likely to conserve soil quality

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	The control of development in the Green Belt is likely to protect heritage assets.
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	Landscape character and local distinctiveness are likely to be conserved.

## DP26 Shropshire Hills Area of Outstanding Natural Beauty

The Shropshire Hills Area of Outstanding Natural Beauty (AONB) will be protected by limiting the scale and extent of development in the designated area.

1. Planning proposals affecting the Shropshire Hills are encouraged to positively contribute, as appropriate, towards the policies and actions set out in the AONB Management Plan, in order to fulfill the purposes of designation. In particular, opportunities to deliver the highest quality design which respects the natural beauty and built heritage of the Shropshire Hills AONB and enhances the sense of place and local character; and enables better management of wildlife sites, heritage assets or the wider countryside; should be maximised.
2. Planning proposals for minor development in the Shropshire Hills AONB and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the AONB (as set out in the AONB Management Plan) will be resisted in the interests of conserving the area's natural beauty.
3. Proposals for major development (as defined within Annex 2 of the NPPF) in the Shropshire Hills AONB should be accompanied by a proportionate assessment setting out:
  - a. The need for the development, including in terms of any national considerations and the impact of permitting or refusing it on the local economy;
  - b. The cost of, and scope for, developing outside the designated area, or meeting the need for that development in some other way; and
  - c. Any detrimental effect on the environment, the landscape (cross ref landscape policy) and recreational opportunities and the extent to which that could be moderated.Permission will be granted in exceptional circumstances and where it can be clearly shown that it is in the public interest based on a consideration of all the above issues.
4. Where major development is permitted in the Shropshire Hills AONB, mitigation and compensation measures to offset any residual environmental, landscape or recreational impacts will be required in line with policies DP13, DP15, DP16, DP18, DP19, DP20 and DP23. These measures should be compatible with the conservation of the designated area and the priorities set out in Shropshire Hills AONB Management Plan and must be demonstrably capable of being implemented to ensure that harm is minimised.

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.	+	+	+	Planning proposals are encouraged to improve the management of wildlife sites
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	The policy provides for only limited amounts of development in the AONB is likely to be minor so soil quality is likely to be unaffected.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	Heritage assets are a key feature of the designated landscape and as such are likely to be protected

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
16: Conserve and enhance landscape character and local distinctiveness	++	++	++	The policy aims to avoid harm to the special qualities of the AONB.

### DP27 Infrastructure Provision

1. New development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by other means.
2. For new development where the Community Infrastructure Levy (CIL) applies, priority will be given to using CIL funds to support any critical or statutory infrastructure requirements resulting from the development.
3. CIL funds derived from specific development which are not required to make the development acceptable in planning terms, will be prioritised according to the infrastructure needs of communities identified in the Shropshire Place Plans and the Local Infrastructure Plan.
4. On proposals where it is considered CIL funds will not be sufficient to meet the specific infrastructure needs of development, consideration will be given to applying additional Section 106 contributions for specific infrastructure items where this meets national requirements for planning obligations.
5. For development where the CIL does not apply, necessary infrastructure improvements will be secured through planning obligations where this meets national requirements.

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The provision of infrastructure is likely to maintain and support existing businesses and retain employment in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective



## **DP28 Broadband and Mobile Communications Infrastructure**

1. Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, social inclusion and community safety.
2. Development proposals will be expected to provide the infrastructure for broadband and mobile communications as essential utilities.

### **Broadband Provision**

3. Residential and commercial developments including change of use or conversion of existing buildings will be expected to deliver:
  - a. gigabit-capable broadband infrastructure using 'fibre to the premises' technology wherever practical, recognising that provision in residential developments of less than 10 dwellings or small-scale employment developments may be subject to viability constraints affecting the development; OR
  - b. alternative gigabit-capable technologies where justified for reasons including viability, distance from the network or other constraints preventing 'fibre to the premises'.
4. Residential and commercial developments including change of use or conversion of existing buildings will also deliver passive ducting wherever possible, to facilitate the delivery of competitive fibre broadband services.

### **Mobile and Fixed Wireless Network Provisions**

5. Residential and commercial developments will be expected to:
  - a. Maintain and improve connectivity to mobile voice and data communications networks;
  - b. Ensure that new mobile and fixed wireless network apparatus is appropriately located and sympathetically designed to reduce their visual impacts on the surrounding area by mounting the apparatus:
    - i. On existing installations used for that purpose; or then
    - ii. On buildings where the apparatus will not cause any adverse impacts; or then
    - iii. On new installations with capacity for both the proposed and future apparatus;
  - c. Ensure that where technical evidence justifies the provision of new installations for mobile and fixed wireless infrastructure, the applicant will demonstrate:
    - i. That existing installations or buildings cannot be used; and
    - ii. The new installation is of an appropriate scale, suitably located preferably on a private site with restricted access, sympathetically designed, reduces any impacts on both the area surrounding the new installation; distant views from publicly accessible locations or views from any other sensitive sites;
  - d. Demonstrate that new mobile installations or adaptations (including the addition of network apparatus) will safeguard public health in relation to the individual effects of the new proposal and the cumulative effects of all network facilities in that location.

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	This objective is unlikely to be affected by this policy as provision is likely to be within the built form of development
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Employment opportunities in digital and mobile technology are likely be provided and existing businesses supported in the transition to a digital economy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	++	++	++	The provision and connectivity of mobile and digital services will be increased.
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	++	++	++	Remote ways of working are supported by this policy so reducing the need for private vehicle use.
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	+	+	An increase in remote working is likely to positively affect air quality in the medium to long term through reductions in vehicle emissions.
12: Reduce carbon dioxide emissions	0	+	+	An increase in remote working is likely to reduce carbon emissions in the medium to long term as vehicle use falls.
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy provides for building mounted broadband and mobile communications infrastructure but specifies that it should not cause adverse impacts.
16: Conserve and enhance 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

## DP29 Communications and Transport

1. Shropshire will continue to be an attractive place to live and work by improving its communications and transport networks and supporting the infrastructure and services to widen travel and transport choices, to improve connectivity and accessibility, to reduce car dependency and manage the impacts of transport movements on communities and our environment.
2. Responding positively to changes in our climate will require access to better communications infrastructure and more sustainable travel options offering choices about the need to travel and the best transport modes. This will help to manage the environmental impacts of travel on climate change, air quality, network noise and public health contributing to the sustainability of communities and protecting our environment.
3. These objectives will be achieved by delivering a sustainable pattern of growth and development, investing in the necessary communications and transport infrastructure and services, providing remote access to services and employment and making available accessible, safe, reliable, low carbon transport modes and active travel choices through:
  - a. Provision of infrastructure for broadband, mobile and fixed wireless networks offering remote access to employment through mobile/agile working, to retail and commercial services, to social networks, to health and other public services;
  - b. Protection, extension or improvement of footways, cycleways, public rights of way and bridleways for active travel and canals to provide local transport routes to home, work, services and leisure;
  - c. Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes that provide accessible, affordable and responsive transport choices;
  - d. Changes in transport technologies towards more sustainable transport modes including ultra-low emissions vehicles, pure electric vehicles, or alternative vehicle systems and autonomous vehicles and provision of infrastructure investment including domestic charging points in dwellings and commercial charging places;
  - e. Investment in and promotion of strategic and local highways and the rail network connecting Shropshire to national and regional networks and linking Shrewsbury with other settlements in the County hierarchy to drive investment, opportunity and growth of the Shropshire economy; and
  - f. Investment in the networks where economic activity or other development will necessitate improvements in communications and transport infrastructure and services.
  - g. Continuing to support freight movements through and around the County by rail and road and promoting a modal shift from highway networks to commercial rail freight transport.

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Improvements in Shropshire's communications and transport networks are likely to maintain and support existing businesses and retain employment in the county.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	++	++	++	Access to services will be supported by good communications and transport infrastructure
5: Encourage the use of sustainable means of transport	++	++	++	The policy encourages greater use of public transport,
6: Reduce the need of people to travel by car	++	++	++	Support for footways, cycleways, public rights of way and bridleways for active travel is aimed at reducing private vehicle use.
7: Support active and healthy communities.	+	+	+	Active travel networks will have health benefits.
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	+	+	A change towards more sustainable modes of communications and travel is likely to have a positive effect on air quality in the medium to long term.
12: Reduce carbon dioxide emissions	0	+	+	A change towards more sustainable modes of communications and travel is likely to reduce carbon dioxide emissions.
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective

## DP30 Health and Wellbeing

New development should ensure the health and well-being of individuals, communities and places. This will be achieved by ensuring the quality of life and delivery of community well-being, through the use of land, type of development, the safeguarding, maintenance and improvement of the community facilities and services and by ensuring that the form, design, location and layout of new development enhances community wellbeing. Development proposals should:

1. Ensure a high quality of living and working environment through good design and environmental quality including good location and access and its relationship with the existing built, historic and natural environment and contributing to a sense of place and identity, in accordance with Policy SP5 on High Quality Design.
2. The provision of housing of the appropriate type and size and in the right location built to internal and external space standards, including the provision of appropriate levels of private and public open space in accordance with Policies DP1 Residential Mix and DP16 Open Space.
3. Ensure that new housing is well located to employment opportunities, community services and facilities and transport connections, links and routes.
4. Promote walking and cycling to increase people's activity rates and ensuring that new development is located within walking distance of open space - to increase people's quality of life and enable active and healthy lifestyles.
5. Be adaptable - creating high quality development which is capable of being modified either for different uses or to suit people with different needs; reducing the opportunity for crime - considering factors such as natural surveillance, boundaries and security features, lighting and the management of public space to promote safe living environments:
  - a. Being accessible and inclusive, ensuring that people of any age, gender, ethnicity and ability can use and access the development; and
  - b. Having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.
6. Creating sustainable communities through the retention of existing and the provision of new community infrastructure that promotes healthy and active lifestyles is a priority and ensures that people have the opportunity to exercise and improve their health by:
  - a. Supporting the maintenance and delivery of health facilities to serve an expanded population, particularly in growth areas in Shrewsbury and Shropshire's network of Principal and Key Centres and Community Hubs and Community Clusters; and

- b. Protecting, retaining or enhancing sports, leisure, recreation and education facilities including children’s playgrounds or create new facilities in accessible locations where an existing need can be justified and without compromising the environmental quality of the area.
7. Ensuring the health and well-being both of individuals and the community as a whole through:
    - a. The retention and development of existing local services and community facilities, including local shops, meeting places, sports venues, open space, cultural buildings and facilities, public houses and places of worship, and guarding against and preventing the loss of valued facilities and services, especially in rural areas where this would reduce the community’s ability to meet its day-to-day needs;
    - b. Ensuring access for all to high speed broadband and on-line services; and
    - c. Having regard to the Shropshire Council’s Health and Well-Strategy.
  8. Ensuring access to healthy food by:
    - a. Ensuing good access to appropriate food shops; and
    - b. The need to promote healthy eating through taking into consideration the cumulative impact of A5 uses (hot food takeaways).
  9. Protecting against exposure to pollution by:
    - a. By minimising exposure to airborne pollutants in the location and design of new development and securing the implementation of the Council’s Air Quality Action Plans, having regard to national and international obligations; and
    - b. Safeguarding against the environmental impacts of new development in terms of community/public safety, noise, vibrations and odour and the legacy of contaminated land.
  10. Design and Access Statements should set out how development proposals for all applications, other than householder and single dwellings, have taken health and well-being objectives into account, taking into account the other policies in this plan.
  11. Major development proposals must be accompanied by a Health Impact Assessment detailing how they respond to the above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary.

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	This objective is unlikely to be affected by this policy



Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	This objective is unlikely to be affected by this policy
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy encourages housing of the appropriate type and size and in the right location built to internal and external space standards.
4: Promote access to services for all sections of society	++	++	++	The policy safeguards, maintains and improves community facilities and services and aims to ensure access to these for all sections of society.
5: Encourage the use of sustainable means of transport	+	+	+	The policy's promotion of walking and cycling supports this objective
6: Reduce the need of people to travel by car	+	+	+	The policy's promotion of walking and cycling supports this objective
7: Support active and healthy communities.	++	++	++	Ensuring the health and well-being of individuals and communities is the key aim of this policy.
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	+	+	The policy's promotion of walking and cycling is likely to improve air quality in the medium to long term.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

## DP31 Mineral Safeguarding

1. Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP13.1 of Policy **Error! Reference source not found.** Applications for non-mineral development which fall within a MSA and which could have the effect of sterilising mineral resources will not be granted unless:
  - a. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
  - b. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
  - c. The development is exempt as set out in the Explanation below.
2. The buffer zones surrounding safeguarded mineral transport and processing facilities are as follows:

Safeguarded Mineral Transport and Processing Facilities	Buffer Zone
Main access road to mineral site	100m
Haul road within minerals site	50m
Existing mineral processing plant	250m
Extraction area: Sand & Gravel & Clay	100m
Extraction area: Crushed Rock & Opencast Coal	250m

3. Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
  - a. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
  - b. That the identified facilities are no longer required or that viable alternative facilities are available.
4. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;
5. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

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	This objective is unlikely to be affected by this policy
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	Mineral working supports Shropshire's economy and is likely to lead to the retention of jobs and business in the county.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy

### DP32 Sites for Sand and Gravel Working

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map.
2. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:
  - a. The proposal would meet an unmet need or would prevent the sterilisation of the resource; and,
  - b. The proposal would not prejudice the development of the allocated sites; or,
  - c. significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites and would offer significant environmental benefits.

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	The policy is likely to have little effect on this objective
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The working of sand and gravel supports the Shropshire economy and will help to retain jobs and businesses in the county.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The policy is likely to have little effect on this objective
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The policy is likely to have little effect on this objective
10: Reduce flood risk and improve flood management	0	0	0	The policy is likely to have little effect on this objective
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The policy is likely to have little effect on this objective
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The policy is likely to have little effect on this objective
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The policy is likely to have little effect on this objective

### DP33 Managing Development and Operation of Mineral Sites

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - a. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
  - b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
  - c. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
  - d. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy **Error! Reference source not found.**);
  - e. Effects on surface waters or groundwater and from the risk of flooding (Policies **Error! Reference source not found.**, **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.**);
  - f. Effects on ecology and the potential to enhance biodiversity;
  - g. The method, phasing and management of the working proposals;
  - h. Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;
  - i. Protecting, conserving and enhancing the significance of heritage assets including archaeology.Where necessary, output restrictions may be agreed with the operator to make a development proposal environmentally acceptable.
2. Mineral working proposals should include details of the proposed method, phasing, long-term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
  - a. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;

- b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
- c. A Management Plan, which should address the management requirements during each phase of the proposed development;
- d. A Reclamation Plan;
- e. Provision for a 5 year period of aftercare.

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

3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources.
4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured.
5. Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long-term or temporary working to produce locally distinctive building and roofing stone consistent with the objectives of Policy MD2.
6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
  - a. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
  - b. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
  - c. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
  - d. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.
7. Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.



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 environment is protected from adverse impacts and opportunities for biodiversity enhancement through site restoration are encouraged.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The policy supports the mineral extraction industry and so is likely to lead to the retention of business and jobs in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The environment is protected from adverse impacts
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	The policy requires the effects of mineral working on surface and groundwater to be addressed
10: Reduce flood risk and improve flood management	+	+	+	The policy requires the risk of flooding to be addressed
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The environment is protected from adverse impacts
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	+	+	+	Opportunities for habitat creation through restoration are encouraged. These may mitigate the effects of climate change .
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	The working of locally sourced building stone will support the sensitive and appropriate restoration of built heritage assets.+ + +

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The environment is protected from adverse impacts

### DP34 Waste Management Facilities

1. Further to Policy SP14, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
  - a. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts; and
  - b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network
2. In the case of specific types of waste management facility, the following criteria will also apply:
  - a. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
  - b. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
  - c. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
  - d. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will only be permitted where it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan; and
  - e. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

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	The environment is protected from adverse impacts
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The policy supports the waste management industry and so is likely to lead to the retention of business and jobs in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The environment is protected from adverse impacts
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	The environment is protected from adverse impacts
10: Reduce flood risk and improve flood management	0	0	0	The environment is protected from adverse impacts
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The environment is protected from adverse impacts
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective
14: Promote efficient use of natural resources	++	++	++	The policy supports waste recycling and recovery facilities.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The environment is protected from adverse impacts

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The environment is protected from adverse impacts

## DP35 Landfill and Landraising Sites

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
  - a. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
  - b. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency';
  - c. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
  - a. Comply with relevant water management and water resource protection policy requirements;
  - b. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
  - c. Comply with other relevant policies of the Development Plan.
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation), renewable energy generation or other uses, a satisfactory scheme will need to include the following:
  - a. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
  - b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
  - c. A Management Plan, which should address the management requirements during each phase of the proposed development;
  - d. A Reclamation Plan; and
  - e. Provision for a 5 year period of aftercare.

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

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	The requirement that landfill sites must comply with other Local Plan policies means that those policies which seek to conserve and enhance the natural environment should prevent harm occurring to wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	The policy supports the waste disposal industry and so is likely to lead to the retention of business and jobs in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	The policy is likely to have little effect on this objective
4: Promote access to services for all sections of society	0	0	0	The policy is likely to have little effect on this objective
5: Encourage the use of sustainable means of transport	0	0	0	The policy is likely to have little effect on this objective
6: Reduce the need of people to travel by car	0	0	0	The policy is likely to have little effect on this objective
7: Support active and healthy communities.	0	0	0	The policy is likely to have little effect on this objective
8: Protect and improve soil quality	0	0	0	The requirement that landfill sites must comply with other Local Plan policies means that those policies which seek to conserve soil quality should prevent harm occurring.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	The policy protects water quality
10: Reduce flood risk and improve flood management	0	0	0	The requirement that landfill sites must comply with other Local Plan policies including those which seek to reduce and manage flood risk
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	The requirement that landfill sites must comply with other Local Plan policies means that those policies which seek to protect air quality should prevent harm occurring.
12: Reduce carbon dioxide emissions	0	0	0	The policy is likely to have little effect on this objective
13: Promote adaptation and mitigation to climate change	0	0	0	The policy is likely to have little effect on this objective

<b>Sustainability Objective</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>	<b>Commentary</b>
14: Promote efficient use of natural resources	0	0	0	The policy is likely to have little effect on this objective
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	The requirement that landfill sites must comply with other Local Plan policies means that those policies which seek to conserve and enhance the historic environment should prevent harm occurring to heritage assets
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	The requirement that landfill sites must comply with other Local Plan policies means that landscape character and local distinctiveness is likely to be safeguarded.