

Shropshire Council

Draft Shropshire Local Plan

Updated Schedule of Proposed Main Modifications

June 2023



Main Modification Reference	Page Number	Policy / Paragraph (within the Submission Draft Shropshire Local Plan)	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u> and explanations provided within <i>Italics</i>	Reasons for Modification	Source(s) of Modification(s)																										
MM001	Page 1	Contents	SP4. Sustainable Development..... 25	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM002	Page 1	Contents	SP12. Shropshire Economic Growth Strategy..... 53	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM003	Page 5	Contents	7. Strategic Site Policy 307 S21. Strategic Site: RAF Cosford 307	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM004	Page 13	Policy SP2 Paragraph 2	2. Over the plan period from 2016 to 2038, around a minimum of 30,800 new dwellings and around a minimum of 300 hectares of employment land will be delivered, of which 1,500 dwellings and 30ha of employment land are to contribute to unmet needs forecast to arise within the Black Country. This <u>housing and employment land requirements</u> equates to around 1,400 dwellings and around 14ha of employment land per annum. 3. This Local Plan ensures that sufficient land in the right locations is available to achieve these growth aspirations, <u>including sites that already benefit from planning permission or prior approval, sites allocated for development within the SAMDev Plan as documented within Appendix 2 of this Local Plan (referred to as 'saved' allocations), sites allocated for development within Settlement Policies S1-S20 of this Local Plan, and appropriate windfall sites that are consistent with the requirements of the Local Plan.</u> However, the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM005	Page 13	Policy SP2 Paragraph 5 (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.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM006	Page 14	Policy SP2 Explanation Schedule SP2.1	<table border="1"> <thead> <tr> <th>Schedule SP2.1: Urban Locations</th> </tr> </thead> <tbody> <tr> <td>Strategic Centre</td> </tr> <tr> <td>Shrewsbury</td> </tr> <tr> <td>Principal Centres</td> </tr> <tr> <td>Bridgnorth</td> </tr> <tr> <td>Ludlow</td> </tr> <tr> <td>Market Drayton</td> </tr> <tr> <td>Oswestry</td> </tr> <tr> <td>Whitchurch</td> </tr> <tr> <td>Key Centres</td> </tr> <tr> <td>Albrighton</td> </tr> <tr> <td>Bishop's Castle</td> </tr> <tr> <td>Broseley</td> </tr> <tr> <td>Church Stretton</td> </tr> <tr> <td>Cleobury Mortimer</td> </tr> <tr> <td>Craven Arms</td> </tr> <tr> <td>Ellesmere</td> </tr> <tr> <td>Highley</td> </tr> <tr> <td>Much Wenlock</td> </tr> <tr> <td>Shifnal</td> </tr> <tr> <td>Wem</td> </tr> <tr> <td>Strategic Settlements</td> </tr> <tr> <td>Clive Barracks, Tern Hill</td> </tr> <tr> <td>Former Ironbridge Power Station</td> </tr> <tr> <td>Strategic Site</td> </tr> <tr> <td>RAF Cosford</td> </tr> </tbody> </table>	Schedule SP2.1: Urban Locations	Strategic Centre	Shrewsbury	Principal Centres	Bridgnorth	Ludlow	Market Drayton	Oswestry	Whitchurch	Key Centres	Albrighton	Bishop's Castle	Broseley	Church Stretton	Cleobury Mortimer	Craven Arms	Ellesmere	Highley	Much Wenlock	Shifnal	Wem	Strategic Settlements	Clive Barracks, Tern Hill	Former Ironbridge Power Station	Strategic Site	RAF Cosford	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
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MM007	Page 17	Policy SP2 Explanation Paragraph 3.6	The housing requirement for Shropshire of around a minimum of <u>around a minimum of</u> 30,800 dwellings over the plan period from 2016 to 2038 will meet housing need and support the long-term sustainability of the County. It also provides some flexibility to respond to changes to LHN over the plan period and an opportunity to: a. Respond positively to specific sustainable development opportunities; b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire; c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community; d. Support the diversification of our labour force; and e. Support wider aspirations, including increased economic growth and productivity.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM008	Page 15	Policy SP2 Explanation Paragraph 3.7	Effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black Country Authorities as part of their ongoing plan making process, Shropshire's housing requirement of around a minimum of 30,800 dwellings incorporates 1,500 dwellings to support the housing needs of the emerging Black Country Plan , where evidence indicates housing delivery opportunities are constrained. This reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary housing need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S2 <u>04</u> of this Local Plan.	Responds to Planning Inspectors Interim Findings Clarification Reflecting the cessation of the Joint Black Country Local Plan	Responds to Planning Inspectors Interim Findings and Shropshire Council
MM009	Page 15	Policy SP2 Explanation Paragraph 3.17	To achieve the aspirations in the Economic Growth Strategy for Shropshire, it is important to encourage appropriately located and high-quality new employment development which contributes to making Shropshire more productive, prosperous and sustainable. The employment requirement for Shropshire of around a minimum of 300ha of employment land over the plan period from 2016 to 2038 seeks to implement the aspirations of the Economic Growth Strategy for Shropshire and provide a sufficient scale of employment land to deliver enough jobs to achieve a sustainable balance with the housing requirement.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM010	Page 19	Policy SP2 Explanation Paragraph 3.18	As already stated, effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black Country Authorities as part of their ongoing plan making process, Shropshire's employment requirement of around a minimum of 300ha of employment land incorporates up to 30ha of employment land to support the employment needs of the emerging Black Country Plan , where evidence indicates employment delivery opportunities are constrained. This again reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary employment land need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S2 <u>04</u> of this Local Plan.	Responds to Planning Inspectors Interim Findings Clarification Reflecting the cessation of the Joint Black Country Local Plan	Responds to Planning Inspectors Interim Findings Shropshire Council
MM011	Page 20	Policy SP2 Explanation Paragraph 3.26	Figure SP2.1 shows the location of the Strategic, Principal and Key Centres, the Strategic Settlements, the Strategic Site , Community Hubs and Community Clusters.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM012	Page 22	Policy SP3 Paragraph 2 (b)	Promoting the productive use of renewable and low carbon energy sources in business in line with the objectives of SP12 <u>SP13</u> .	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM013	Page 22	Policy SP3 Paragraph 4 (a)	<u>Minimising flood risk by avoiding inappropriate development in areas at highest risk of flooding and by</u> integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;	Clarification	Shropshire Council A0347
MM014	Page 23	Policy SP3 Paragraph 4 (d)	Integrating water efficiency measures <u>(in accordance with Policy DP20)</u> to mitigate the impact of drought and reduce resource and associated energy consumption	Clarification	Shropshire Council A0347
MM015	Page 25	Policy SP4	<u>SP4. Sustainable Development</u> 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.	Delete Policy Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings

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MM016	Page 25	Policy SP4 Explanation	<p>Explanation 3.32. Government has placed a presumption in favour of sustainable development at the heart of its approach to planning, this presumption is articulated in the National Planning Policy Framework (NPPF) (2019). 3.33. This policy aims to ensure that decisions in Shropshire are taken in line with this presumption. It will also help to achieve the core objectives of this Local Plan.</p>	Delete Policy Explanation Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM017	Page 26	Policy SP5 Paragraph 2	Development must maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces in accordance with national planning policy <u>and national design guidance</u> , and the design principles set out in the West Midlands Design Charter <u>and any local design codes</u> .	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM018	Page 27	Policy SP5 Explanation Paragraph 3.38	Community-led plans <u>(including Neighbourhood Plans, Town/Parish Plans and Village Design Statements)</u> can also provide information on locally distinctive design factors, which should be considered in the context of this Policy.	Clarification	Shropshire Council A0627, A0122 and A0488
MM019	Page 29	Policy SP6 Paragraph 5a	Supporting the maintenance, <u>improvement</u> and delivery of health facilities to serve an expanded population, particularly in the growth areas of the Strategic Centre of Shrewsbury, Shropshire’s network of Principal and Key Centres, Community Hubs and Community Clusters; and	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM020	Page 29	Policy SP6 Paragraph 10	Where it involves major development proposals, be accompanied by a proportionate Health Impact Assessment <u>screening</u> , detailing how they respond to the above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary. <u>Where this Health Impact Assessment screening concludes that there is a potential significant effect on any of the health and well-being considerations individually or collectively, then a full Health Impact Assessment must be undertaken.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM021	Page 31	Policy SP6 Explanation New paragraphs after paragraph 3.45	<p><u>The Shropshire Strategic Infrastructure and Investment Plan includes a list of critical infrastructure needs to support development, including critical health facilities and other critical health infrastructure.</u></p> <p><u>Health Impact Assessments, including Health Impact Assessment screening and full Health Impact Assessments perform an important role in ensuring that a new development is sustainable and positively contributes to the long-term sustainability of individuals, communities and places. A Health Impact Assessment screening is a way of determining whether a full Health Impact Assessment is required. Health Impact Assessment screening is a high-level consideration of the potential impacts on the health and well-being of individuals, communities and places (within and neighbouring the site) arising from the construction of the development and the development itself, both in isolation and cumulatively. A Health Impact Assessment beginning with the screening process is required for all major development in Shropshire. In this context, major development consists of residential developments of 10 or more new dwellings, or developments with 1,000m2 or more of additional commercial or visitor floorspace.</u></p> <p><u>The Health Impact Assessment screening, and any resulting full Health Impact Assessment must be proportionate to the development proposal, robust and responsive to the wider requirements of this policy and other relevant policies of the Local Plan.</u></p> <p><u>A Health Impact Assessment screening template is available on the Shropshire Council website⁽⁵⁾. The Public Health England Guidance: Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams (2020)⁽⁶⁾ provides a useful guide on undertaking Health Impact Assessment screening.</u></p> <p><u>The purpose of a Health Impact Assessment screening is to identify whether there is any potential for significant negative health and well-being affects, having due regard to the requirements of this policy. Where it is concluded that there is a potential significant negative effect, then a full Health Impact Assessment must be undertaken.</u></p> <p><u>Importantly, a Health Impact Assessment screening also provides opportunities to identify and enhance any significant positive health and well-being affects associated with a proposed development on individuals, communities and places.</u></p> <p><u>The pre-application process offered by Shropshire Council is an ideal mechanism to discuss the outcomes of a Health Impact Assessment screening and reach agreement about whether there is a need for a full Health Impact Assessment.</u></p> <p><u>A full Health Impact Assessment is a systematic and comprehensive assessment of the potential impacts on the health and well-being (including social, psychological and physical health and well-being) of individuals, communities and places (within and neighbouring the site) arising from the construction of the development and the development itself, both in isolation and cumulatively.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM022	Page 31	Policy SP6 Explanation New paragraphs after paragraph 3.45 (continued)	<p><u>A full Health Impact Assessment is an important tool for determining whether development proposals are likely to have a significant effect on health and well-being. In this way, it can be used to inform the reduction and mitigation of any adverse effects and maximise positive effects on health and well-being.</u></p> <p><u>A full Health Impact Assessment is only required in circumstances where it is concluded that there is a potential significant negative effect through the screening process, or one is required under other policy or legislative requirements. Where a full Health Impact Assessment is required, the methodology utilised should be robust and responsive to the wider requirements of this policy and other relevant policies of the Local Plan.</u></p> <p><u>A full Health Impact Assessment template is available on the Shropshire Council website⁽⁵⁾. The Public Health England Guidance: Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams (2020) provides a useful guide on undertaking full Health Impact Assessments.</u></p> <p><u>Where a full Health Impact Assessment concludes that development has a significant negative effect on health and well-being, Shropshire Council may require applicants to provide for the reduction and/or mitigation of such effects through planning conditions and/or financial/other contributions secured via planning obligations and/or the Council's CIL Charging Schedule.</u></p> <p><u>Conversely, where a full Health Impact Assessment concludes that development has a significant positive effect on health and well-being, Shropshire Council may require applicants to provide for the provision of such effects through planning conditions and/or financial/other contributions secured via planning obligations.</u></p> <p><u>Ultimately the full Health Impact Assessment will inform the Planning Application decision making process.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM023	Page 31	Policy SP6 Explanation New footnotes	<p>⁵Shropshire Council, (2023), Planning Policy Website: https://www.shropshire.gov.uk/planning-policy/implementation-and-place-planning/</p> <p>⁶Public Health England (2020), Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM024	Page 32	Policy SP7 Explanation Paragraph 3.47	Delivery of the Shropshire wide housing requirement of around a minimum of <u>30,800 dwellings</u> between 2016 and 2038 is essential for the long-term prosperity of Shropshire. The settlement and strategic settlement policies covered in Policies S1-S20 indicate how the residential development guidelines are to be met, through combinations of Local Plan allocations, 'saved' SAMDev Plan allocations, completions already achieved since the start of the Local Plan period, existing commitments, appropriate windfall development, affordable and cross-subsidy exception schemes, entry level and single plot exception schemes.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM025	Page 32	Policy SP7 Explanation Paragraph 3.48	Both the NPPF and Policy SP4 of the Local Plan identify <u>identifies</u> the <u>circumstances where there is a</u> need to apply the presumption in favour of sustainable development, <u>whilst also emphasising</u> This emphasises the statutory status of the development plan as the starting point for taking decisions. The NPPF and NPPG also emphasise the importance of ensuring housing delivery, expressed through the Housing Delivery Test, as well as requiring that plans remain flexible and adaptable to changing circumstances. Policy SP7 is designed to address these issues in a positive manner, whilst retaining the importance of the plan-led approach to development.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM026	Page 39	Policy SP10 Paragraph 1	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. <u>This policy does not apply to sites in the countryside that are allocated for development in this Plan or any other adopted Development Plan.</u> 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.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM027	Page 39	Policy SP10 Paragraph 2	Employment, business, operational defence, renewable energy, and <u>community and infrastructure</u> development in the countryside will be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet economic, community and associated needs whilst ensuring that development does not result in unacceptable adverse impacts.	Clarification	Shropshire Council A0671
MM028	Page 42	Policy SP10 Explanation Paragraph 3.75 and subsequent new paragraph	The policy reflects the Local Plan's overall approach of focusing growth in strategically agreed –locations (as identified and set out in Strategic Approach Policy SP2) whilst supporting rural communities by enabling some controlled development to maintain local sustainability. <u>For policy purposes 'Countryside' consists of the wider rural area located outside of settlement development boundaries identified on the Policies Map or within a Neighbourhood Plan, which has either not been specifically allocated for development or which constitutes a suitable location for development within the context of a Community Cluster, as defined within Policy SP9. It can be noted, as set out in Policy SP11, that the villages of Beckbury, Claverley and Worfield are inset within the Green Belt but function as countryside.</u> Although identified Community Hubs and Community Clusters provide the main opportunities for the delivery of local housing and employment opportunities and the foci for sustainable development in rural areas, this policy clarifies what types of development are appropriate in the countryside beyond these settlements. In particular the policy considers requirements for: affordable and specialist housing needs; rural land uses and employment opportunities and tourism and community infrastructure. It considers how beneficial development can be achieved which, together with other Local Plan policies, optimises opportunities to re-use land and buildings, conserves the natural and historic environment, considers climate change and is sympathetic to local character and landscape setting whilst supporting economic and community needs. This recognises the countryside as a 'living-working' environment, where appropriate development to facilitate its various functions and the wider sustainability of rural communities will be needed.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM029	Pages 46-47	Policy SP10 Explanation Paragraph 3.80	The changing needs and effects of agricultural and other related businesses in the countryside are a particular local issue, in particular the impacts of large-scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as: SP5 (High Quality Design); Policy DP17 (Landscape and Visual Amenity), DP18 (Pollution and public amenity), DP19 (Water Resources and quality), Policy DP23 (Historic Environment); SP4 (Sustainable Design); DP12 (The Natural Environment) and DP24 (Shropshire Hills Area of Outstanding Natural Beauty) which highlights special requirements in the Shropshire Hills AONB, will also be taken into account in considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM030	Page 48	Policy SP11 Paragraph 2	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 SP10 (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.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM031	Page 48	Policy SP11 Paragraph 6	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 <u>accordance with</u> 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.	Clarification	Shropshire Council

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MM032	Pages 48-49	Policy SP11 Paragraph 7	<p>RAF Cosford is a strategic site inset within the Green Belt to facilitate defence 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.</p> <p><u>RAF Cosford is the most extensive, developed site within the Shropshire Green Belt. Providing for defence, charitable and other activities, this major developed area consists of predominantly developed brownfield elements with an associated mainly undeveloped airfield – the entirety of the site is located within and ‘washed over’ by Green Belt. The extent of the RAF Cosford major developed site and location of the associated airfield are identified on the Policies Map.</u></p> <p><u>a. Additional development to facilitate the enhancement and intensification of defence and charitable activities will need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt.</u></p> <p><u>b. When determining if very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the site’s predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</u></p> <p><u>c. The undeveloped area between the RAF Cosford major developed site and nearby Albrighton is important, forming a strategic gap that must be retained. Specific consideration will be given to whether development proposals undermine the locally important role of the Green Belt in this location.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																																																																																																																																															
MM033	Pages 50-51	Policy SP11 Explanation Paragraph 3.100	<p>Subsequent to this review the Local Plan has identified areas of land for release from the Green Belt at Albrighton, Alveley, Cosford, Shifnal and Stanmore (Bridgnorth) as shown in the table below, discussed further under the relevant settlement policies and shown on the Policies Map. Green Belt release includes: 50.4 ha land specifically released for employment purposes, with 11.4 ha of land at Stanmore and 39.0 ha at Shifnal; 1.4 ha solely for housing and a 2.4 ha mixed use <u>site</u> incorporating housing at Alveley; the RAF Cosford Strategic Site of around 214.2 ha for military and charity operational and development needs; and a total of some <u>105.9</u> 146.3 ha of safeguarded land with 19.9 ha at Albrighton, 3.6 ha at Alveley and <u>82.4</u> 92.8 ha at Shifnal <u>(to complement the 10.4 ha of safeguarded land that exists at Shifnal and is not proposed to be allocated within this Local Plan).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																																																																																																																																															
MM034	Page 51	Policy SP11 Table SP11.1	<table border="1"> <thead> <tr> <th colspan="7">Table SP11.1: Green Belt Release by Location and Type</th> </tr> <tr> <th>Location</th> <th>Housing (ha)</th> <th>Mixed Use (ha)</th> <th>Employment (ha)</th> <th>Strategic Site (ha)</th> <th>Safeguarded Land (ha)</th> <th>Total (ha)</th> </tr> </thead> <tbody> <tr> <td>Albrighton</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>19.9</td> <td>19.9</td> </tr> <tr> <td>Alveley</td> <td>1.4</td> <td>2.4</td> <td>-</td> <td>-</td> <td>3.6</td> <td>7.4</td> </tr> <tr> <td>RAF Cosford Strategic Site</td> <td>-</td> <td>-</td> <td>-</td> <td>214.2</td> <td>-</td> <td>214.2</td> </tr> <tr> <td>Shifnal</td> <td>-</td> <td>-</td> <td>39.0</td> <td>-</td> <td>92.8</td> <td>131.8</td> </tr> <tr> <td>Stanmore (Bridgnorth)</td> <td>-</td> <td>-</td> <td>11.4</td> <td>-</td> <td>-</td> <td>11.4</td> </tr> <tr> <td>Total</td> <td>1.4</td> <td>2.4</td> <td>50.4</td> <td>214.2</td> <td>116.3</td> <td>384.7</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="11">Table SP11.1: Green Belt Release by Location and Type</th> </tr> <tr> <th rowspan="2">Location</th> <th colspan="2">Housing</th> <th colspan="2">Mixed Use</th> <th colspan="2">Employment</th> <th colspan="2">Safeguarded Land</th> <th colspan="2">Total</th> </tr> <tr> <th>Ha</th> <th>Sites</th> <th>Ha</th> <th>Sites</th> <th>Ha</th> <th>Sites</th> <th>Ha</th> <th>Sites</th> <th>Ha</th> <th>Sites</th> </tr> </thead> <tbody> <tr> <td>Albrighton</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>19.9</td> <td>3</td> <td>19.9</td> <td>3</td> </tr> <tr> <td>Alveley</td> <td>1.4</td> <td>1</td> <td>2.4</td> <td>1</td> <td>0</td> <td>0</td> <td>3.6</td> <td>1</td> <td>7.4</td> <td>3</td> </tr> <tr> <td>Shifnal</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>39.0</td> <td>1</td> <td>82.4*</td> <td>5*</td> <td>121.4</td> <td>6</td> </tr> <tr> <td>Stanmore (Bridgnorth)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>11.4</td> <td>2</td> <td>0</td> <td>0</td> <td>11.4</td> <td>2</td> </tr> <tr> <td>Total</td> <td>1.4</td> <td>1</td> <td>2.4</td> <td>1</td> <td>50.4</td> <td>3</td> <td>105.9</td> <td>9</td> <td>160.1</td> <td>14</td> </tr> </tbody> </table> <p><u>*A further 10.4ha of safeguarded land which was previously removed from the Green Belt is located at Shifnal on the site identified as ‘Land between Revells Rough, Lamledge Lane and the eastern rail line’</u></p>	Table SP11.1: Green Belt Release by Location and Type							Location	Housing (ha)	Mixed Use (ha)	Employment (ha)	Strategic Site (ha)	Safeguarded Land (ha)	Total (ha)	Albrighton	-	-	-	-	19.9	19.9	Alveley	1.4	2.4	-	-	3.6	7.4	RAF Cosford Strategic Site	-	-	-	214.2	-	214.2	Shifnal	-	-	39.0	-	92.8	131.8	Stanmore (Bridgnorth)	-	-	11.4	-	-	11.4	Total	1.4	2.4	50.4	214.2	116.3	384.7	Table SP11.1: Green Belt Release by Location and Type											Location	Housing		Mixed Use		Employment		Safeguarded Land		Total		Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites	Albrighton	0	0	0	0	0	0	19.9	3	19.9	3	Alveley	1.4	1	2.4	1	0	0	3.6	1	7.4	3	Shifnal	0	0	0	0	39.0	1	82.4*	5*	121.4	6	Stanmore (Bridgnorth)	0	0	0	0	11.4	2	0	0	11.4	2	Total	1.4	1	2.4	1	50.4	3	105.9	9	160.1	14	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
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MM035	Page 52	Policy SP11 Explanation Paragraph 3.107 and subsequent new paragraphs	<p>For the purpose of this policy, RAF Cosford consists of the Ministry of Defence (MoD) facility, the RAF Museum and the Midlands Air Ambulance headquarters. has been identified as a strategic site inset within the Green Belt. Local Plan Policy S21 sets out the proposals for the site and relevant considerations. It is a predominantly brownfield site located entirely within and 'washed over' by the Green Belt. The site is occupied by a range of organisations, including the MOD forming a major part of their Defence College of Technical Training (DCTT), RAF Museum Cosford and the Midland Air Ambulance Charity. These complementary uses benefit from their co-location. Recognising the importance of this site to its occupiers, the significant built form present on the site, the aspirations of many of the sites occupiers, and the role the site plays in providing existing and facilitating future employment opportunities in the east of the County; RAF Cosford is identified as a major developed site within the Green Belt, with an associated airfield. The extent of the RAF Cosford major developed site and the location of the associated airfield are identified on the Policies Map.</p> <p><u>Known growth plans and aspirations for the site include the enhancement and intensification of facilities to support consolidation of DCTT activities, potential wider MOD activities, aspirations for the growth of RAF Museum Cosford, and the ongoing construction of the new headquarters for the Midlands Air Ambulance Charity.</u></p> <p><u>Additional development to facilitate these growth plans and other opportunities to enhance or intensify defence and charitable activities on the site will need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt.</u></p> <p><u>In determining whether very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the sites predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</u></p> <p><u>The existing airfield, as a predominantly undeveloped part of the site, is excluded from the identified major developed area. This area is likely to be more vulnerable to the impact of development on the openness of the Green Belt.</u></p> <p><u>Beyond the extent of the major developed site, any development proposals would also need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt. However, the strategic gap between the RAF Cosford major developed site and Albrighton will be retained.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM036	Pages 53-54	Policy SP12	<p>SP12. Shropshire Economic Growth Strategy—</p> <p>1. Shropshire will be the best place to do business and invest. The County will promote its economic potential by positively supporting enterprise, developing and diversifying the local economy, targeting growing and under-represented sectors and by using its high-quality assets and special environment. It will increase its productivity by improving digital and transport connectivity, making productive use of low carbon energy sources, meeting skills needs, and by using the benefits of its local talent and business expertise.</p> <p>2. The spatial strategy to achieve these objectives is to deliver sustainable economic growth and investment in our strategic and principal settlements, strategic corridors, new strategic settlements and sites and appropriate rural locations. This will take into account the special considerations in the Green Belt, Area of Outstanding Natural Beauty and the need to protect and improve areas of higher landscape value and the natural and historic environment.</p> <p>3. Economic growth and investment will be supported in:</p> <p>a. Shrewsbury to develop its role as the County Town and Strategic Centre;</p> <p>b. The Principal Centres and Key Centres as the key employment and service centres;</p> <p>c. The 'Strategic Corridors' and 'Strategic Settlements' identified in the Plan;</p> <p>d. Community Hubs on saved allocations or windfall development on established employment areas or suitable sites or buildings for small scale employment generating uses; and</p> <p>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.</p> <p>4. Economic development proposals will be supported that deliver employment through:</p> <p>a. Provision of serviced land and buildings for the types of employment generating uses identified in SP13;</p> <p>b. Provision of additional floorspace for expansion of existing businesses;</p> <p>c. Provision of opportunities and facilities for mobile/agile/home working;</p> <p>d. Existing businesses that relocate into and / or expand in the County especially those within Shropshire's key business sectors and clusters;</p> <p>e. New businesses that start in the County or which seek to invest and grow; and</p> <p>f. Rural economic enterprises through:</p> <p>i. Agriculture, horticulture, forestry, food production and processing, rural diversification, tourism and leisure; and</p> <p>ii. Opportunities created by improving digital connectivity for home working or to re-use previously developed land, appropriate rural buildings or to replace suitably located rural buildings for small scale economic development / employment generating uses subject to policies SP8, SP9, SP10, SP14 and DP24.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM037	Pages 53-54	Policy SP12 (continued)	<p>5. The delivery of employment will be supported by investment in:</p> <p>a. Housing of the right type, quality, tenure and affordability that will support the move towards increased home/agile working, in the right locations with jobs, services, facilities and leisure to make Shropshire a good place to live, work and play;</p> <p>b. Renewable and low carbon energy generation including decentralised energy sources and to promote the productive use of this energy by businesses to reduce energy costs and increase energy 'independence' in the local economy;</p> <p>c. Digital connectivity to broadband, mobile and fixed wireless networks to improve the links between businesses, their employees and their customers and suppliers;</p> <p>d. Education, training, apprenticeships and centres of excellence to provide the skills needed by existing companies, and our future business activities;</p> <p>e. Transport and utilities infrastructure and the adoption of new and more sustainable transport options to improve accessibility in Shropshire, remove capacity constraints to future business investments and to contribute to climate management objectives; and</p> <p>f. Public services and assets, culture, leisure, not gains in the natural environment and heritage led regeneration to continue to shape the County and to attract people and businesses to locate in Shropshire.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM038	Pages 54-56	Policy SP12 Explanation	<p>Explanation</p> <p>3.109. Shropshire set out its economic growth vision in the Shropshire Economic Growth Strategy 2017 to 2021 that seeks "To be the best place to do business and invest, renowned for its pool of local talent and expertise. We will strive to maximise our economic potential and increase productivity by fully utilising the benefits of our special environment and high quality assets".</p> <p>3.110. The strategy of the Local Plan is to achieve an urban focus to development. The primary focus for employment investment is Shrewsbury, and the Principal and Key Centres of the County with their employment land offer, housing, services and accessibility. Creating a sustainable pattern of development will mean that employment development should be directed to Shrewsbury, our Principal Centres and our Key Centres. A portfolio of employment sites has been identified to provide a range and choice of sites to meet the requirements of the development strategies for these settlements.</p> <p>3.111. Shropshire and The Marches have a number of business sectors and clusters that are performing well with extremely successful companies operating in and around the County. Our strategy for these sectors is to work with companies investing in these enterprises and to support their growth in the competitive national and international economy. It will be important to ensure these companies find the locations and expansion opportunities they seek and can invest in the following activities:</p> <p>a. Advanced manufacturing including engineering, agri-food, and agri-tech;</p> <p>b. Visitor economy and heritage based businesses;</p> <p>c. Environmental sciences and technologies;</p> <p>d. Creative and digital industries;</p> <p>e. Food and drink processing; and</p> <p>f. Health and social care.</p> <p>3.112. The support for Shropshire's key business sectors and clusters must be balanced with the need to protect Shropshire's natural and historic environment and to achieve climate management objectives, by ensuring that development is properly located, will respect the character of the locality and will enable businesses and their employees to both increase their productivity and to reduce their carbon footprint.</p> <p>3.113. A key element of this aim is to move towards a 'zero-carbon' economy by encouraging greater use of renewable and 'low carbon energy sources' (i.e. wind, solar, hydro, biomass or nuclear energy) as an economic opportunity. This has the potential to offer lower energy costs and energy 'independence' provided by decentralised energy generation. This economic opportunity may translate into lower production costs, greater 'added value' and a stronger asset base where the business owns or has a stake in decentralised energy generation technologies. This will assist the Shropshire economy by translating cleaner and greener energy usage into improved productivity and greater resilience of businesses to withstand changes in our economic circumstances.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM039	Pages 54-56	Policy SP12 Explanation (continued)	<p>3.114 The Shropshire economy is fuelled by the creation and growth of small to medium sized companies. This reflects a capacity for entrepreneurship and the creation of significant numbers of new businesses. Shropshire Council actively supports new business formation, identifying companies with growth potential that can increase their output and employee numbers. The Council wishes to support the development needs of new businesses and to provide opportunities for companies to continue to grow in size, expand their physical operations where this is necessary or to relocate within the County.</p> <p>3.115 A key element of entrepreneurship is the capacity to build a business from concept and prove its effective operation. This requires support for appropriate home based enterprises and the appropriate use of residential properties or rural buildings for home working supported by the development of business hubs to deliver support services for these growing businesses.</p> <p>3.116 The Council also supports the business and environmental benefits to be obtained from mobile / agile / home working for employees of businesses that still maintain fixed business premises. This change in working patterns will influence our travel behaviour in favour of many more sustainable choices over the need to travel, the type of transport mode, the type of energy used and the basis on which future travel and transport services may be provided. It is recognised that this will require investment to deliver more and new infrastructure both for fixed and mobile electronic communications and for travel and transport to firstly, remove the need to travel for work, goods and services as well as for leisure and social interaction and secondly, to change the ways in which we travel and how we may access transport services.</p> <p>3.117 To facilitate sustainable economic growth, a 'step change' is needed in Shropshire's economic productivity because the County has the potential to do more and to do it better. Shropshire Council is focused and committed to achieving maximum economic productivity from the assets and opportunities across the County. This is based on four key objectives to: support and grow new and existing businesses; attract inward investment to the County, develop and retain workforce talents and skills and to facilitate new ways of working that transform business environments into digital 'workplaces', reducing the need to travel, changing the requirements for business premises and contributing towards a more sustainable work/life balance.</p> <p>3.118. To support the 'step change' in the economy, 'strategic corridors' comprising those principal settlements located on transport corridors will be important in providing further investment opportunities. These have the potential to support the economic growth of the County in two key areas: they are the preferred locations for business investment on allocated employment sites in Shrewsbury and the Principal and Key Centres and they may provide further significant sites for larger windfall development opportunities that are suitable and accessible for inward investment. The need for a supply of sites for business investment and the development of business premises in the County and the rate at which the supply of these sites is developed for these purposes will be kept under review through the Local Plan period to 2038.</p> <p>3.119. Some 'strategic corridors' pass through protected areas including Green Belt and the Area of Outstanding Natural Beauty. Here 'very special' or 'exceptional' circumstances' for development will need to be proven to justify further employment development in these locations beyond the sites allocated for this purpose. The Council recognise the need to protect and maintain these special environments but will give careful consideration to the needs of communities in these locations and to the needs of businesses wishing to invest in the sustainability of settlements in these areas.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM040	Page 57	Policy SP13 Paragraph 1	Shropshire will deliver around <u>a minimum of</u> 300 hectares of employment development from 2016 to 2038 and will protect established employment areas for employment uses to achieve the objectives of Policy SP42 <u>SP2</u> . 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 this employment development.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM041	Page 57	Policy SP13 Paragraph 3 (d) (iii)	Conserve areas of higher landscape value except where <u>the development is</u> justified; or	Clarification	Shropshire Council
MM042	Page 57	Policy SP13 Paragraph 3 (d) (iv)	Conserve the natural and historic environments except where <u>the development is</u> justified.	Clarification	Shropshire Council
MM043	Page 57	Policy SP13 Paragraph 4	Development on mixed-use employment sites will be expected to utilise returns from higher value land uses to bring the remaining land within the employment site/area to the market through the provision of accesses, servicing and other infrastructure to facilitate the development of other employment uses on the land.	Clarification	Shropshire Council
MM044	Page 57	Policy SP13 Paragraph 5 (a)	Development on allocated sites will be expected to satisfy the: a. Economic growth objectives of Policy SP12 <u>(the Shropshire Economic Growth Strategy)</u> ;	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM045	Page 57	Policy SP13 Paragraph 5 (c)	Development on allocated sites will be expected to satisfy the: c. Development guidelines for allocated employment sites or mixed-use sites with employment generating uses in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20, Strategic Site Policy S24 or approved Neighbourhood Plans; and	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM046	Page 58	Policy SP13 Paragraph 6 (d)	Windfall Class B employment development on other sites will be supported, where the proposal is: d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy SP42 , SP8 , SP9 , SP10 ; or is	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM047	Page 58	Policy SP13 Paragraph 6 (f)	Windfall Class B employment development on other sites will be supported, where the proposal is: f. Consistent with the economic growth objectives of Policy SP12 <u>the Shropshire Economic Growth Strategy</u> ;	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM048	Page 58	Policy SP13 New Paragraph between existing Paragraphs 6 and 7	<u>7. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas. The protection of these employment sites/areas will be proportionate to the significance of these sites/areas in this hierarchy which is explained in the Authority Monitoring Report:</u> <u>a. Regional Sites – inward investment sites of regional or national significance will be protected for primary employment uses;</u> <u>b. Sub-Regional Sites – high quality, premium investment sites will be protected for primary employment uses;</u> <u>c. Key Shropshire Sites – good quality, prime sites in the local market will be protected for employment uses;</u> <u>d. Key Local Sites – good quality, business and industrial sites in the local market will be protected for employment uses;</u> <u>e. Mixed Commercial Sites – traditional affordable sites for mixed commercial uses or sites with broad spectrum Class E uses with a mix of building formats.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM049	Page 58	Policy SP13 Paragraph 7	7.8. 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 <u>consistent with the hierarchy of employment sites</u> . Proposals for change of use or for the loss of employment land and premises <u>from primary employment uses on regional and sub-regional sites or from employment uses on any other protected employment sites</u> will only be supported where:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM050	Page 58	Policy SP13 Paragraph 7 (b)	A comprehensive marketing exercise demonstrates the site is not suitable or viable <u>for the intended employment uses for the site in the hierarchy of employment sites; and:</u> i. For the established use; or ii. Any other employment use; or iii. Employment uses no longer conform with the majority of the neighbouring uses; and	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM051	Page 58	Policy SP13 Explanation Paragraph 3.120	This policy contributes to the economic vision and strategy for Shropshire set out in Policy SP12 <u>the Shropshire Economic Growth Strategy</u> . These objectives are further supported by mixed use developments proposed on the 'Strategic Settlements' and 'Strategic Site' identified in the Local Plan and on sites along the 'Strategic Corridors' identified in Policy SP14.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM052	Page 58	Policy SP13 Explanation Paragraph 3.122	It is proposed to plan for <u>a minimum of</u> 300 hectares of land to be developed for Class B <u>employment uses primarily for</u> office, research and development, workshops, general industry, storage and distribution development <u>and waste installations</u> for the period 2016 to 2038. The delivery of this development will satisfy the strategic approach set out in Policy SP2 in relation to the settlement hierarchy and the proposed distribution of development within the County.	Responds to Planning Inspectors Interim Findings Clarification	Responds to Planning Inspectors Interim Findings Shropshire Council
MM053	Page 59	Policy SP13 Explanation Paragraph 3.127	Where employment uses are provided in a mixed-use development the return from the higher land values must be used to deliver the development of the remaining employment land through cross subsidy of some of the <u>employment</u> development costs. This will require an investment from the higher value uses ideally to provide highway access and internal distributor roads with servicing into the employment area and provision of engineered, market ready plots with utility services to the plot boundaries.	Clarification	Shropshire Council
MM054	Page 60	Policy SP13 Explanation Paragraph 3.128	To deliver the required scale of development, a strategic supply of employment land is identified on the Policies Map and in the Shropshire Authority Monitoring Report at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/authority-monitoring-report-amr/ . The Authority Monitoring Report identifies a portfolio of sites and records both the delivery of development on completed sites and the 'pipeline' supply of sites with planning permission, the saved SAMDev Plan allocations identified in Appendix 2 and those allocated in Settlement Policies S1-S18, <u>and</u> Strategic Settlement Policies S19-S20 and the Strategic Sites Policy S24 . The saved SAMDev Plan and Local Plan allocations will be accorded the same weight in planning decisions. The Authority Monitoring Report also identifies the established employment areas protected by this policy.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM055	Page 61	Policy SP13 Explanation Paragraph 3.138	<p>The protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites. This evidence is set out in the Shropshire Strategic Sites and Employment Areas Study for Shrewsbury (Phase 1) and the Market Towns and Key Centres (Phase 2) which identify a hierarchical ranking of existing employment areas in the principal settlements of the County which is shown in Figure SP13.1 below. <u>This hierarchy provides protection to employment sites and premises in proportion to the significance of the employment site as follows:</u></p> <p><u>a. Regional Sites – inward investment sites of regional or national significance. The unique qualities, scale and setting of the location and any existing buildings create a prospect for significant inward investment with the potential to influence the economic profile of the County. The purpose of these sites is to provide higher quality primary employment uses;</u></p> <p><u>b. Sub-Regional Sites – high quality, premium investment sites. The location, scale, quality and setting of the site will attract inward and local investment from a range of high quality, employment uses. The purpose of these sites is to provide higher quality primary employment uses;</u></p> <p><u>c. Key Shropshire Sites – good quality, prime sites in the local market. The location, scale and setting are appropriate for key local employers, expanding businesses and aspirational or image-conscious companies;</u></p> <p><u>d. Key Local Sites – good quality, business and industrial sites in the local market. The location, scale and setting are appropriate for key local employers and expanding businesses.</u></p> <p><u>e. Mixed Commercial Sites – traditional affordable sites for mixed commercial uses offering a range of older premises in less accessible locations but meeting the needs of a range of existing and start up businesses. Modern or redeveloped sites offering broad spectrum Class E uses with a mix of building formats in both urban and rural settings.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM056	Pages 61-62	Policy SP13 Explanation Figure SP13.1	<div data-bbox="736 821 1783 1528" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Figure SP13.1: Hierarchy of Existing Employment Areas</p> <p>The protection of existing employment areas will be proportionate to the significance of the site in accordance with the following guidance. The hierarchy of existing employment areas shown on the Policies Map for Shrewsbury, the Market Towns and Key Centres is presented in the Authority Monitoring Report.</p> <ol style="list-style-type: none"> 1. Regional and Sub-Regional Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Uses specified for the area but will only include new waste management development where there are opportunities for co-location with existing waste management operations; b. High quality development with skilled employment including inward investment providing strong economic benefits to enhance the Shropshire economy; c. Non class B uses will be ancillary to the proposed development or will improve the benefits and viability of the employment area. 2. Key Shropshire / Local Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Good quality development providing strategic and local employment opportunities with clear economic benefits for the Shropshire economy; b. Uses specified for the area including waste management facilities; c. Opportunities for mixed commercial development on Key Local Sites where appropriate in relation to policy. 3. Mixed Commercial Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Mixed commercial uses (excluding retail) to provide affordable business locations and accessible local employment; b. Class B employment uses including waste management facilities on regeneration opportunities which support the physical and economic improvement of the area. </div>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM057	Page 62	Policy SP13 Explanation New Paragraph Before Paragraph 3.139	<u>The ranking of individual allocated, windfall and existing employment sites against this hierarchy is presented in the Authority Monitoring Report.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM058	Page 62	Policy SP13 Explanation Paragraph 3.139	3.139 <u>3.140</u> The methodology in the Shropshire Strategic Sites and Employment Areas Study and the tests in this policy will also be used to determine the degree of protection to be afforded to existing employment areas not shown on the Policies Map. This will include commercial office locations (including those affected by permitted development rights) and existing employment sites in rural locations. The significance <u>in the hierarchy</u> and <u>the</u> protection of sites not previously identified in the Plan will be recorded in the Authority Monitoring Report.	Clarification	Shropshire Council

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MM059	Page 63	Policy SP14 Paragraph 3 (b)	On the identified ' Strategic Sites ' in the Local Plan;	Correction	Shropshire Council A0137
MM060	Page 64	Policy SP14 Explanation Paragraph 3.141	This approach responds to the Council's objective to prioritise significant new development and infrastructure investment into the Strategic, Principal and Key Centres and identified Strategic Sites to <u>This will</u> create 'growth zones' along the 'strategic corridors' through Shropshire and making <u>make</u> effective use of the rail and road routes <u>routes</u> through these corridors. The sequential release of additional employment land for development in the 'strategic corridors' may also help to attract major employment development into the County.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council A0137 Responds to Planning Inspectors Interim Findings
MM061	Page 65	Policy SP14 Explanation Paragraph 3.143	The Shropshire Economic Growth Strategy seeks to promote a 'step change' in the capacity and productivity of the local economy. The 'strategic corridors' have the potential to support this economic objective in two key areas: they are the preferred locations for business investment on allocated employment sites in Strategic, Principal and Key settlements; and they may function as the location for the release of significant sites that are suitable and accessible for inward investment on identified 'Strategic Sites' at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites. <u>Settlements</u> at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites.	Correction	Shropshire Council
MM062	Page 65	Policy SP14 Explanation Paragraph 3.144	Development proposals in 'strategic corridors' should respond positively to the presence of environmental constraints particularly in the Shropshire Green Belt and the Shropshire Hills AONB. In these locations there will be a need to prove the 'very special circumstances' for development in the Green Belt and the 'exceptional circumstances' for development in the AONB in accordance with relevant policies including as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy <u>in accordance with relevant policies including</u> as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy	Clarification	Shropshire Council
MM063	Page 66	Policy SP14 Explanation Paragraph 3.147	It will be essential when promoting development in the 'Strategic Corridors' to sequentially promote the 'Strategic Sites' Settlement identified at Clive Barracks, Tern Hill on the A41 and RAF Cosford at the junction of the A41 with the M54 Junction 3 where development cannot reasonably be accommodated on existing allocated sites in the Strategic, Principal or Key Settlements. The sequential release of windfall sites will prefer brownfield windfall development opportunities which respond to a clearly identifiable, investment demand, are in locations close to a settlement and which benefit from accessibility to the rail and road network through the 'strategic corridor' and in accordance with national and local policy.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM064	Page 68	Policy SP16 New Paragraph Between Existing Paragraphs 3 & 4	<u>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. This will be complemented by appropriate extensions to existing quarries that are consistent with the requirements of Policies DP30, DP31 and other relevant policies of the Local Plan;</u>	Responds to Minerals & Waste Hearing Session	ID29 Response /Hearing (Q39) ID29 Response /Hearing (Q40)
MM065	Page 68	Policy SP16 Paragraphs 4-6	4-5. Only supporting proposals for sand and gravel working outside these broad locations <u>saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map</u> and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites <u>this would be consistent with the wider requirements of this policy and other relevant policies of the Local Plan, including DP30 and DP31;</u> 5-6. 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; 6-7. Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies DP12, DP14, DP16, DP17, DP19 and any other relevant policies within this Local Plan.	Responds to Minerals & Waste Hearing Session	Shropshire Council A0144 Identified Main Modification (MaM005) ID29 Response / Hearing (Q38)
MM066	Page 70	Policy SP16 Explanation Paragraph 3.156	National policy requires strategic planning to secure an adequate and steady supply of mineral aggregates. Shropshire is an important source of mineral aggregates, particularly crushed rock. Mineral planning is co-ordinated at a sub-national level by the West Midlands Aggregates Working Party, which has been chaired by Shropshire Council since 2014. Best available evidence indicates that aggregate production in Shropshire remains above both the 10 year rolling average and the landbank of permissions for both sand and gravel and crushed rock have remained consistently above the minimum level required by national policy. <u>The landbank of permissions for crushed rock working has remained consistently above the minimum required level and no additional provision therefore needs to be made during the Plan period. Further information about crushed rock and other mineral resources produced in Shropshire is available in the Minerals Technical Background Document.</u>	Responds to Minerals & Waste Hearing Session	Shropshire Council A0677 Identified Main Modification (MaM093) ID29 Response / Hearing (Q14)
MM067	Page 71	Policy SP17 Paragraph 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 <u>and Strategic Settlements</u> 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;	Responds to Minerals & Waste Hearing Session	Hearing (Q82) ID29 Response / Hearing (Q84)

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MM068	Page 71	Policy SP17 Paragraph 5	Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites <u>as identified in paragraph 2 of this policy</u> is safeguarded, including against the encroachment of incompatible uses, in a way consistent with national guidance.	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q89)
MM069	Page 71	Policy SP17 Explanation Paragraph 3.163	Addressing these targets may require the expansion or alteration of existing waste management facilities or the construction of additional facilities in Shropshire. <u>This policy and other relevant policies within the Local Plan provide the framework for the safeguarding and expansion of existing waste management facilities and provision of new waste management facilities. Consistent with paragraph 2 of this policy, the majority of additional waste recycling and recovery facilities will be directed towards accessible locations close to the Strategic, Principal and Key Centres. 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. Smaller scale waste facilities to meet local needs are those intended to and capable of meeting the needs of the local area, rather than being intended to and capable of meeting a wider County or strategic need. The specific function, tonnage and geography of such waste facilities is dependent on the type and waste and process entailed.</u>	Responds to ID34	Responds to ID34
MM070	Page 72	Policy SP17 Explanation Paragraph 3.166	The best available information suggests that there were around 139 <u>about 136</u> consented waste sites in Shropshire in 2023 <u>2018</u> . Of these sites, about <u>71%</u> are classed as operational. In theory, these sites provide almost <u>around 1.2</u> million tonnes of capacity, although they only handled approximately 893,000 <u>613,000</u> tonnes of locally generated waste and imported materials in 2021 <u>2018</u> . The new facilities which have been permitted between 2018/19 and 2022/2023 <u>during 2017-18</u> will deliver around 40,000 <u>50,000</u> tonnes of additional annual waste management capacity for commercial waste recycling and recovery. Increases in energy costs and changes in international trade policy may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2013- 2023 <u>2018</u> , applications for new waste management facilities, once operational, will deliver around <u>about</u> 5,000 tonnes of additional municipal waste management capacity and around 350,000 <u>310,000</u> tonnes of additional business waste management capacity.	Responds to ID34	Responds to ID34
MM071	Page 73	Policy SP17 Explanation Paragraph 3.168	Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies SP13. <u>Consistent with national guidance, where the operation of a waste management facility could have a significant adverse effect on new development, the 'agent of change' is the new development and as such should include suitable mitigation.</u> Facilities designed to treat biodegradable wastes should generally be located away from sensitive land uses such as housing and schools in order to control potential environmental impacts.	Responds to Minerals & Waste Hearing Session	ID29 Response/Hearing (Q91)
MM072	Page 74	Policy DP1 Paragraph 2	On sites of 5 or more dwellings: a. In locations where in the last 5 years 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. The remainder of the open market dwellings <u>and all the affordable dwellings</u> will include a suitable mix and variety of dwelling sizes; 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 <u>and all the affordable dwellings</u> will include a suitable mix and variety of dwelling sizes.	Clarification	Shropshire Council
MM073	Page 74	Policy DP1 Paragraphs 4-6	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.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM074	Page 74	Policy DP1 Explanation Paragraph 4.1	Achieving an appropriate dwelling mix is an important element in seeking to create sustainable, inclusive and mixed communities. The key source of evidence for determining housing mix are the Strategic Housing Market Assessment (SHMA) for Shropshire, the Draft Housing Strategy for Shropshire, the Shropshire HomePoint Housing Waiting List and the 'Right Home Right Place' Local Housing Need Surveys <u>and other Shropshire Council Housing Need Surveys</u> being undertaken across Shropshire.	Clarification	Shropshire Council

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MM075	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42	<p>Access and Use of Dwellings</p> <p>4.17. Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to Building Regulations relating to adaptations and wheelchair accessible homes within the approved Part M of the Building Regulations, available to view on the GOV.UK website at: www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</p> <p>4.18. This introduces three categories of dwellings:</p> <p>a. M4(1) Category 1: Visitable dwellings.</p> <p>b. M4(2) Category 2: Accessible and adaptable dwellings.</p> <p>c. M4(3) Category 3: Wheelchair user dwellings.</p> <p>4.19. M4(1) is mandatory for all new dwellings unless one of the optional requirements M4(2) or M4(3) applies. M4(2) and M4(3) apply where a Local Plan introduces such a requirement.</p> <p>4.20. Growth in the number of older persons' households is a key feature in the population and household change which is projected to occur in Shropshire over the Local Plan period from 2016 to 2038. According to analysis of projections within the SHMA, during the Local Plan period:</p> <p>a. Households with a Household Reference Person aged 65-84 years are projected to increase by 42.8%. This level of growth is well above estimated growth nationally and regionally (41.0% and 32.8% respectively).</p> <p>b. Households with an elderly Household Reference Person (85 years and over) are projected to significantly increase by 130.5%, more than doubling in size from 6,900 households in 2016 to 15,900 by 2038. This growth is substantially higher than that projected regionally and nationally (99.7% and 94.5% respectively).</p> <p>c. The balance of households with a working age Household Reference Person (16-64 years) to those with an older Household Reference Person (65 years and over) will change from 64.6% and 35.4% in 2016 to 51.9% and 48.1% in 2038. This suggests in the long term there will be approaching as many working age independent households as older dependent households in Shropshire.</p> <p>d. Much of the household growth projected is driven by increases in households with an older Household Reference Person (65 years and over).</p> <p>4.21. At the time of the 2011 Census, 8.4% of people in Shropshire had a long-term health problem or disability that 'limited day-to-day activities a lot' and 10.2% of people had a disability or long-term health problem that 'limited day-to-day activities a little'. The prevalence rates of people living with a long-term health problem or disability was also much higher amongst the older population, with 54.6% of people in households with a long-term health problem or disability in the 65 years and over age category.</p> <p>4.22. According to the Projecting Older People Population Information (POPP) System, the number of people aged 65 years and over who are unable to manage at least one activity on their own is projected to increase in Shropshire by around 63.3% between 2017 and 2035 (data not available for 2016 and after 2035).</p> <p>4.23. Nationally, the English Household Survey estimated that:</p> <p>a. In 2007/08, 2.8% of households had at least one wheelchair user;</p> <p>b. In 2011/12, 3.3% of households had at least one wheelchair user; and</p> <p>c. In 2013/14, 3.4% of households had at least one wheelchair user.</p> <p>4.24. It is perhaps unsurprising given the demographics of the Country that the percentage of households that had at least one wheelchair user increased during this period and is likely to have increased further since.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM076	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42 (continued)	<p>4.25. Furthermore, the English Household Survey data from 2007/08 and 2013/14 estimated that the number of households that had at least one wheelchair user was notably higher for households living in affordable housing, at 7.1% in 2007/08 and 6.7% in 2013/14 (data not available for 2011/12).</p> <p>4.26. The SHMA estimates that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.</p> <p>4.27. However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.</p> <p>4.28. As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.</p> <p>4.29. The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist older person accommodation.</p> <p>4.30. Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site specific factors indicate that step free access cannot be achieved, given:</p> <ul style="list-style-type: none"> a. Government's aspirations to sustain people at home for as long as possible; b. The projected growth in older households and the contribution that this growth makes to total household growth in Shropshire; c. The higher prevalence of long-term health problems or disabilities amongst older people; and d. The identified need for M4(2) and M4(3) standard dwellings to accommodate older households in Shropshire with a long term health problem or disability that impacts on their housing needs over the Local Plan period. <p>4.31. It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site specific factors indicate that step free access cannot be achieved, it is questionable as to whether the site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities.</p> <p>4.32. This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5 (ID: 56-005-20150327) "The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need".</p> <p>4.33. It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM077	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42 (further continued)	<p>4.34. Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.</p> <p>4.35. This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) "Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling",</p> <p>4.36. It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard. Housing for Older People and those with Disabilities or Special Needs</p> <p>4.37. The policy approach which enables people to remain in their own homes for longer, is complemented by policies which support the provision of specialist accommodation for the elderly. The National Planning Practice Guidance on Housing for Older People recognises that there is a significant amount of variability in the types of specialist accommodation for older people, identifying four main categories which can be summarised as:</p> <p>a. "Age-restricted general market housing;</p> <p>b. Retirement living or sheltered housing;</p> <p>c. Extra care housing or housing with care; and</p> <p>d. Residential care homes and nursing homes".</p> <p>4.38. Ultimately access to care in these facilities enables provision to be sustainable for older people as physical and mental capacities diminish. As such provision of appropriate care is crucial to ensure that facilities can meet the changing needs of older people.</p> <p>4.39. Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, Shropshire Council considers that it is most appropriate to apply the Office for National Statistics and Ministry of Housing, Communities and Local Government definition of a dwelling. Specifically, where a unit is self-contained, with its own living space, bedroom, bathroom and kitchen behind their own front door, they are considered to represent Use Class C3. Generally:</p> <p>a. Developments which align with the definition of age-restricted general market housing, retirement living or sheltered housing; and extra care housing or housing with care are considered Use Class C3. These types of facilities seek to maintain a balance between independent living and providing varying scales of care.</p> <p>b. Developments which align with the definition of residential care homes and nursing homes are considered Use Class C2. These types of facilities provide a high level of care but do not usually include support services for independent living.</p> <p>4.40. The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision.</p> <p>4.41. Given these projections and the significant growth in older households in Shropshire projected to occur over the Local Plan period, it is considered appropriate to ensure that larger development sites include specialist housing designed to meet the diverse needs of older people, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.</p> <p>4.42. Appropriate accommodation is also required by people with disabilities or special needs. As such it is also considered appropriate to ensure that larger development sites include specialist housing designed to meet the needs of people with disabilities or special needs, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM078	Page 81	New Policy Between Current Policies DP1 and DP2	<p><u>DP1. Housing Provision for Older People and those with Disabilities and Special Needs</u></p> <p><u>1. The housing needs of older people and those with disabilities and special needs will be met in a way that provides choice and importantly complements and facilitates the People’s Strategy for Shropshire . A fundamental principle of the People’s Strategy for Shropshire is supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible. The People’s Strategy for Shropshire will be facilitated and complemented through the provision of accessible and adaptable housing and appropriate forms of specialist housing in accordance with the requirements of this Policy.</u></p> <p><u>Accessible and Adaptable Housing</u></p> <p><u>2. All housing specifically designed for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations.</u></p> <p><u>3. 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.</u></p> <p><u>4. All dwellings on sites of less than 5 dwellings and the remaining dwellings on sites of 5 or more dwellings that are not subject to the requirements of Paragraph 3 of this Policy are strongly encouraged to achieve the M4(2) (accessible and adaptable dwellings) standard within Building Regulations or higher.</u></p> <p><u>5. All housing designed to M4(3) (wheelchair user dwellings) standard within Building Regulations must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>6. All housing designed to M4(2) (accessible and adaptable dwellings) within Building Regulations is strongly encouraged to be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>Specialist Housing</u></p> <p><u>7. All specialist housing for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>8. Reflecting the People Strategy for Shropshire, and the principle of supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible, new specialist housing provision for older people or those with disabilities and special needs will consist of:</u></p> <p><u>a. The forms of specialist housing which support independent living, including age-restricted housing; retirement/sheltered housing; or extra care housing; or</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM079	Page 81	New Policy Between Current Policies DP1 and DP2 (continued)	<p>b. Nursing homes providing high-level care for those with dementia and/or complex needs; or c. A combination of the above. <u>9. All specialist housing provision will integrate into rather than be apart (gated-off) from existing and new communities, recognising the social and sustainability benefits of multi-generational and inclusive communities.</u> <u>10. Ideally, specialist housing should be located where future occupiers can benefit from access to existing services and facilities. Where appropriate services and facilities are not already available, a range of supporting services and facilities will need be provided on sites where specialist housing is provided. Any services and facilities provided should be proportionate in scale to the type of specialist housing and ensure the scheme remains affordable.</u> <u>11. When providing specialist housing, opportunities to provide appropriate key worker accommodation for any associated care staff should be proactively considered.</u> <u>12. Specialist housing designed to meet the diverse needs of older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy and the requirements of other relevant Local Plan Policies (particularly Policies SP3-SP10, DP3, DP11 and Policies S1-S20) will be supported in appropriate locations within the development boundaries identified on the Policies Map.</u> <u>13. Specialist housing schemes that consist of 100% local needs affordable specialist housing for older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy, the requirements of Policy DP4 and the requirements of other relevant Local Plan Policies will be positively considered.</u> <u>14. Specialist housing that is consistent with the requirements of Paragraph 8 of this Policy and is agreed to be Use Class C2 development, will in addition to meeting the housing needs of older people also constitute a secondary employment use. These forms of specialist housing will therefore be considered an appropriate secondary employment use on mixed-use employment sites, where they are consistent with the requirements of Policy SP13; complement the existing and planned wider employment uses of the site; are served by appropriate infrastructure; and facilitate the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.</u> <u>15. On site allocations for 250 or more dwellings and all development sites for 250 or more dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 20% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM080	Page 81	New Policy Between Current Policies DP1 and DP2 (further continued)	<p>16. On site allocations for 150-249 dwellings and all development sites for 150-249 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 15% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. At the lower end of this category, it is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers, as they generally have lower operational and staffing costs and requirements.</p> <p>17. On site allocations for 50-149 dwellings and all development sites for 50-149 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 10% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. It is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers as they generally have lower operational and staffing costs and requirements.</p> <p><u>18. Specialist housing provided in accordance with Paragraphs 15-17 of this Policy that is consistent with the definition of affordable housing can also represent all or part of the contribution to affordable housing required in accordance with Policy DP4 of the Local Plan. However:</u></p> <p><u>a. The mix of specialist housing provided across Shropshire should include both open market and affordable housing.</u></p> <p><u>b. Affordable housing provision should not be concentrated only in affordable specialist housing, as it is important that the other forms of affordable housing are delivered, including for key workers such as the care staff for specialist housing.</u></p> <p><u>c. As such, if it is considered that completions and commitments of specialist housing is concentrated in affordable tenures or if it is considered that affordable housing completions and commitments are concentrated in forms of specialist housing, specialist housing provision on a site may be required to be open market and similarly the affordable housing provision may be required to be general housing.</u></p> <p>19. On site allocations, provision of a level of housing which results in the relevant settlements housing guideline being exceeded and/or the site allocations approximate site provision figure within the relevant Settlement Policy (S1-S20) being exceeded will be positively considered where:</p> <p><u>a. This over-provision is a direct result of the provision of a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy,</u></p> <p><u>b. Over provision is specialist housing of a type documented within Paragraph 8 of this Policy,</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM081	Page 81	New Policy Between Current Policies DP1 and DP2 (further continued 2)	<p><u>c. The development proposed remains an appropriate form of development on the site having regard to its characteristics and the character of the surrounding area, and</u></p> <p><u>d. The proposed development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5, SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25, DP27, and DP28.</u></p> <p><u>20. Proposals that result in the loss of existing specialist housing designed to meet the needs of older people or those with disabilities and special needs will be resisted unless:</u></p> <p><u>a. There is no longer an identified need for the existing form of specialist housing in the settlement and Shropshire as a whole; or</u></p> <p><u>b. The needs will be met elsewhere within the settlement, preferably close to the existing specialist housing or in a preferential location for specialist housing; or</u></p> <p><u>c. Redevelopment would provide an improved quality of a comparable category of specialist housing and associated facilities; or</u></p> <p><u>d. Redevelopment would provide an alternative form of specialist housing which is identified within Paragraph 8 of this policy, demonstrably of greater need in Shropshire, and the provision of the specialist housing and associated facilities is of a high quality.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM082	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2	<p><u>Explanation</u> <u>Introduction</u> <u>The Strategic Housing Market Assessment (SHMA) for Shropshire demonstrates that there is a higher proportion of older people living in Shropshire than the national average. Furthermore, it anticipates that over the plan period to 2038, the proportion of older people living in Shropshire and the number of single person households will increase at a faster rate than the national average.</u> <u>The health and lifestyles of older people living within our communities inevitably varies and it is expected that this will remain the case in the future. Similarly, the housing needs and aspirations of older people in our communities will also inevitably differ.</u> <u>Those with disabilities and special needs can include those with physical and/or mental health needs. Like older people, their health and lifestyles are diverse and this is reflected in their housing needs and aspirations.</u> <u>The housing needs and aspirations of older people and those with disabilities and special needs will likely include:</u> <u>a. The provision of appropriate adaptations to their homes.</u> <u>b. Moving to new accessible and adaptable general needs housing.</u> <u>c. Moving to an appropriate form of specialist housing.</u> <u>Further information on accessible and adaptable general needs housing and specialist housing is provided later within this Explanation.</u> <u>National Planning Practice Guidance on Housing for Older and Disabled People specifies that “Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.” It also specifies that “The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives.”</u> <u>People’s Strategy for Shropshire</u> <u>The People’s Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of:</u> <u>Wherever possible, seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.</u> <u>This key principle is considered to be consistent with Government’s reform of Health and Adult Social Care, which is underpinned by a principle of sustaining people at home for as long as possible.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM083	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (continued)	<p><u>Importantly, this key principle has also been directly informed by and is responsive to our understanding of the needs and aspirations of the older people living in our communities, including through consideration of the Housing Need Survey undertaken for Shropshire and the ‘Right Home, Right Place Surveys’ undertaken for Parishes in Shropshire.</u></p> <p><u>Furthermore, this key principle is responsive to the geography and characteristics of Shropshire. Specifically, Shropshire is a large, diverse and predominantly rural County with a very low population density across much of its geography. As such, the vast majority of our settlements are small both in terms of population and number of households. In these settlements it is not always appropriate to provide new adaptable and accessible housing or specialist housing – due to their size and location.</u></p> <p><u>However, older people and those with disabilities and special needs living within these small rural settlements often have a very strong connection to their community and a clear preference to remain within it. In circumstances where these individuals have support or care needs, the only practicable means of meeting these needs, whilst also respecting their preference to remain within their existing community, it to provide support within their existing home.</u></p> <p><u>As such, in implementing the People’s Strategy, where older people and those with disabilities and special needs require support, in the first instance this will be achieved thorough the provision of appropriate adaptations, equipment, assistive technology and if necessary domiciliary care to support them to continue to live independently within their existing home.</u></p> <p><u>Given the rapid advancements to assistive technologies, it is considered that over the plan period to 2038, the ability to effectively provide support in this way will expand.</u></p> <p><u>These various measures are generally outside the scope of the planning system. However, by seeking to positively influence the types of housing delivered in the future, the planning system can positively facilitate this strategy moving forwards.</u></p> <p><u>Specifically, to facilitate this strategy in the future and also provide genuine choice for those older people and people with disabilities and special needs that require support and do wish to move to alternative general housing, it is essential that new development includes a significant quantity of properties designed to M4(2) (accessible and adaptable dwellings) or M4(3) (wheelchair user dwellings) standard within Building Regulations.</u></p> <p><u>The National Planning Practice Guidance on Housing for Older and Disabled People explains that “Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.”</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM084	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued)	<p>It is considered that this strategy can also be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living, as such provision allows support and care to be provided within the home, albeit not the current home. It also provides genuine choice for those older people and people with disabilities and special needs that require support and wish to move to a form of specialist housing whilst still maintaining independence.</p> <p>However, if accessible and adaptable housing and specialist housing provision is to be capable of accommodating those that require support they must be of the right size, type, tenure and affordability. Crucially it must also be in appropriate locations.</p> <p>Whilst the key principle of the strategy for meeting the care and support needs of older people and those with disabilities and special needs is to seek to support them to remain independent within their own homes (generally their existing home unless the individuals preference is either new adaptable and accessible housing or specialist housing including for such reasons as moving closer to their wider family or moving to more accessible locations with better provision of services and facilities), the strategy equally recognises that unfortunately this is not always possible.</p> <p>As such, there remains an important role for nursing homes, which provide high level care (including dementia care) for those individuals who cannot be supported to remain independent within their own home.</p> <p>However, conversely it is considered that there will be a reduced role for residential homes that do not provide high level care (including dementia care) in the future – as increasingly more older people and people with disabilities and special needs that would have moved to residential homes will be supported within their own home.</p> <p><u>Accessible and Adaptable Housing</u></p> <p><u>Part M of the Building Regulations addresses the access to and use of dwellings. It identifies three categories of dwelling, these are:</u></p> <p><u>a. M4(1) Category 1: Visitable dwellings.</u></p> <p><u>b. M4(2) Category 2: Accessible and adaptable dwellings.</u></p> <p><u>c. M4(3) Category 3: Wheelchair user dwellings.</u></p> <p><u>M4(1) is mandatory for all new dwellings. M4(2) and M4(3) only apply in instances where a Local Plan introduces such a requirement, as is the case with this policy. The M4(2) and M4(3) standards can be summarised as follows:</u></p> <p><u>M4(2): Accessible and adaptable housing provides safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom(s) and kitchen within the home.</u></p> <p><u>M4(3): Wheelchair user dwellings achieve the accessibility and adaptability requirements of M4(2) housing, but also include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM085	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 2)	<p><u>Guidance on how to achieve these requirements is provided within Part M of the Building Regulations*.</u></p> <p><u>M4(2) and M4(3) requirements have been introduced in Shropshire for a number of reasons, including:</u></p> <p><u>a. There is a higher proportion of older people living in Shropshire than the national average.</u></p> <p><u>b. It is anticipated that over the plan period to 2038, the proportion of older people living in Shropshire will increase at a faster rate than the national average.</u></p> <p><u>c. The anticipated contribution that growth in older households makes to total household growth in Shropshire.</u></p> <p><u>d. The higher prevalence of long-term health problems and/or disabilities amongst older people;</u></p> <p><u>e. Within the People’s Strategy for Shropshire, a key principle for meeting the care needs of older people and those with disabilities and special needs is supporting them to remain independent within their own homes, within their existing communities and with access to their established support networks wherever possible. Provision of M4(2) and M4(3) housing will directly facilitate this in the future, whilst also providing genuine choice for those older people and people with disabilities and special needs that do wish to move to alternative general housing; and</u></p> <p><u>f. Government’s aspiration for adult social care is to sustain people at home for as long as possible. Provision of M4(2) and M4(3) housing directly facilitates this strategy.</u></p> <p><u>The need for M4(2) and M4(3) housing was specifically considered within the SHMA. It estimated that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.</u></p> <p><u>However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems and/or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.</u></p> <p><u>As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.</u></p> <p><u>The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist housing.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM086	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 3)	<p>Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site-specific factors indicate that step-free access cannot be achieved.</p> <p>There will be an expectation that M4(3) dwellings within a development will be sited nearest to service provision and maximise the ease of which the household can access public transport and open space. An updated Type and Affordability of Housing Supplementary Planning Document will provide detailed guidance on the siting and integration of M4(3) dwellings into a development.</p> <p>It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities, including specialist housing, to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site-specific factors indicate that step-free access cannot be achieved, it is questionable as to whether the site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities and special needs.</p> <p>This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5 (ID: 56-005-20150327) "The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need".</p> <p>It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.</p> <p>Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.</p> <p>This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) "Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling".</p> <p>It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM087	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 4)	<p><u>Dementia Friendly Housing</u> <u>Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia. The SHMA indicates that as a result of the increase in older people in Shropshire over the plan period, there will also be a significant rise in the number of people with dementia. Specifically, the SHMA concludes that between 2017 and 2035 the number of people aged 65 years and over with dementia is expected to increase by 80%.</u> <u>As a result, it is considered appropriate to require all housing, including specialist housing, designed to M4(3) standard to be dementia ‘friendly’ and to strongly encourage all housing designed to M4(2) standard to be dementia ‘friendly’.</u> <u>Guidance on achieving dementia ‘friendly’ housing is available through such organisations as the Alzheimer’s Society which has produced a Dementia-friendly housing guide available at: https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf</u> <u>This guide addresses such issues as consideration of layout, décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.</u> <u>These measures generally have only a very minimal (if any) additional cost compared to the design requirements to achieve M4(2) and particularly M4(3) housing, but can make a significant difference to the quality of life and independence of those living in the home with dementia.</u> <u>Types of Specialist Housing for Older People and those with Disabilities and Special Needs</u> <u>The National Planning Practice Guidance on Housing for Older and Disabled People recognises there is a significant amount of variability in the types of specialist housing available to meet the housing needs of older people and those with disabilities and special needs. It identifies four main categories of specialist housing, whilst equally acknowledging that this list is not definitive.</u> <u>The forms of specialist housing identified are as follows:</u> <u>“Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.</u> <u>Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.</u> <u>Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM088	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 5)	<p>Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.</p> <p>Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.</p> <p>The key distinctions between the different categories of specialist housing are the level of on-site care and the level of communal facilities available.</p> <p>Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, due consideration will be given to the level of care and scale of communal facilities provided.</p> <p>However, it is important to note that irrespective of the Use Class of the development, all specialist housing constitutes residential accommodation and housing which is subject to all relevant housing policies within the Local Plan. This is clear within the approach taken in the Local Plan itself to such specialist housing, the National Planning Policy Framework and the National Planning Practice Guidance, including the National Planning Practice Guidance on Housing for Older and Disabled People.</p> <p>Provision of new Specialist Housing for Older People and those with Disabilities and Special Needs</p> <p>The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision in order to maintain current prevalence rates (this being the amount of specialist houses for older people compared to the number of older people).</p> <p>As already documented, the People’s Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of wherever possible seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.</p> <p>As also already documented, there are numerous reasons for this approach, including responding to our understanding of the needs and aspirations of older people and those with disabilities and special needs living in Shropshire and importantly the geography and characteristics of Shropshire.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM089	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 6)	<p>This strategy inevitably means that the ‘prevalence rates’ for specialist housing in Shropshire will be lower than in other areas with either a different strategy for meeting the needs of older people and those with disabilities and special needs and/or with a different geography and characteristics – for instance more urban and densely populated geographies.</p> <p>However, it is recognised that this strategy can be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living (particularly in our larger settlements), which can provide genuine choice for those older people and people with disabilities and special needs that require support. There also remains an important role for nursing homes which provide high level care (including dementia care), for those individuals who cannot be supported to remain independent within their own home.</p> <p>The strategy is however likely to reduce the need for residential homes that do not provide high-level care. This role will be increasingly met by the provision of support within the home.</p> <p>As such, it is considered both necessary and appropriate to introduce a series of measures to ensure the delivery of appropriate types and quantities of specialist housing in Shropshire – particularly within our larger settlements, which will complement (but importantly must not undermine) the strategy for meeting the care and support needs of older people and those with disabilities and special needs.</p> <p>These measures include providing support for the provision of appropriate forms of specialist housing (as documented within Paragraph 14 of this Policy) that is consistent with the requirements of the Local Plan (particularly Policies S1-S20) in appropriate locations within identified development boundaries. Such locations are more likely to benefit from appropriate access to services and facilities and can be integrated into existing communities, enhancing the social and sustainability benefits of multi-generational and inclusive communities.</p> <p>These measures also include providing support for the provision of appropriate forms of 100% local needs affordable specialist housing, where this provision is consistent with the requirements of the Local Plan (particularly Policy DP4). Provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire.</p> <p>This is because a significantly higher proportion of households living in social rent properties in Shropshire contain people with long-term health problems or disabilities than other tenures of housing. Specifically, the SHMA concludes that 27.8% of households living in social rent properties contain a person with a long-term health problem or disability, compared to 17.1% of households living in owner-occupied properties, 13.6% living in private rented properties, and 17.9% of households living in any property tenure.</p> <p>Furthermore, older people and those with disabilities and special needs with care and support needs that occupy social rented properties may be more inclined to move to specialist housing than owner-occupiers.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM090	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 7)	<p><u>Another measure is the provision of support for appropriate forms of Use Class C2 specialist housing being provided as a secondary employment use on mixed use employment sites. Provided that this provision is consistent with the requirements of the Local Plan (particularly Policy SP13) and that such provision complements other existing and proposed employment uses on the site and facilitates the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.</u></p> <p><u>Such provision provides the dual benefit of providing appropriate forms of specialist housing and also facilitating the delivery of the wider employment site. Furthermore, these employment sites are generally well-located, allowing appropriate access to services and facilities. The elements of mixed use employment sites that are likely appropriate for specialist housing are also likely to be those closest to other forms of housing, thereby providing opportunities to integrate the specialist housing into existing communities.</u></p> <p><u>Another measure is the requirement for proportionate quantities of appropriate forms of specialist housing to be provided on larger development sites, in a way that integrates this provision into the wider development site. Such an approach facilitates the achievement of the social and sustainability benefits of multi-generational and inclusive communities.</u></p> <p><u>The thresholds identified for the 'categories' of housing within which proportionate provision of appropriate forms of specialist housing is required are responsive to both our understanding of the nature of development schemes that occur in Shropshire and the concept of achieving multi-generational and inclusive communities.</u></p> <p><u>Specifically, developments of 50 or more dwellings are generally considered to represent a 'large-scale' development in a Shropshire context. Development at this scale benefits from economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities.</u></p> <p><u>Developments of over 150 dwellings constitute 'significant-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities. Many developments above 150 dwellings will have the potential to provide those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM091	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 8)	<p>Developments of 250 or more dwellings represent 'strategic-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and the potential to integrate much larger forms of specialist housing provision as part of a wider housing mix, that encourages multi-generational and inclusive communities. On such sites there are particular opportunities for the provision of those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care). It is expected that these opportunities would be fully explored. The specific thresholds identified for the proportionate 'quantities' of specialist housing are responsive to our understanding of the 'critical mass' required for the various forms of specialist housing, development viability, the level of 'need' that exists in Shropshire, and the concept of achieving multi-generational and inclusive communities.</p> <p><u>New specialist housing should ideally be located where residents can benefit from access to existing services and facilities. This has the dual benefit of supporting the integration of the specialist housing development and its residents into the wider community and also supports the long-term sustainability of these existing services and facilities.</u></p> <p><u>Where services and facilities are not already available, or there is a need for specific services and facilities on the specialist housing site, this provision should be responsive to the types of services and facilities already available and be proportionate in scale to the type of specialist housing. It is important to ensure that specialist housing remains affordable – recognising that specialist housing occupiers will have to pay both service-charges and care-costs in addition to any rent/mortgage. The greater the level of services and facilities on the site, the greater the risk that the resultant specialist housing becomes unaffordable to many of the older people or people with disabilities and special needs in Shropshire whose needs it is intended to meet.</u></p> <p><u>It is important that specialist housing is supported by the provision of an appropriate quantity and quality of open space. Consistent with Policy DP15, consideration will be given to reducing the quantity of open space provided, where a specialist housing development is able to provide a particularly high quality of open space on site which meets the needs of all residents. High quality open space is particularly important for specialist housing as residents may be less able or willing to travel to other open space in the area and recognising the wider value and health benefits of the ability to both access and view open space.</u></p> <p><u>Furthermore, any new specialist housing scheme should also give consideration to the potential for the provision of appropriate key worker accommodation for any associated care staff. This is a particularly important consideration in Shropshire, as one of the barriers to the care worker labour force is the availability of affordable housing and yet many specialist housing facilities require a significant number of care workers to ensure their operation.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM092	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 9)	<p>Such provision has the potential to complement the provision of smaller open market housing consistent with the requirements of Policy DP1 and affordable housing consistent with the requirements of Policies DP3-DP7.</p> <p>As documented above, the provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire. However, there is also a need for market specialist housing and crucially there is a need for affordable general housing.</p> <p>As such, whilst the specialist housing provision required within Paragraphs 15-17 of this Policy can, where it is consistent with the definition of affordable housing, also constitute all or part of the affordable housing required from the development - consistent with the requirements of Policy DP4 of the Local Plan, there is a need to ensure this does not undermine the provision of either market specialist housing or affordable general housing.</p> <p>Therefore, this policy includes the ability to require specialist housing provided in accordance with Paragraphs 15-17 of this Policy to be market provision, if this is considered necessary in order to ensure the appropriate provision of market specialist housing or affordable general housing.</p> <p>It is recognised that many forms of specialist housing present opportunities to achieve a denser form of development than general housing, whilst still achieving a high-quality design that it complementary to the development site, surrounding character and importantly consistent with wider policies within the Local Plan – including those relating to high-quality design (SP5) and health and wellbeing (SP6).</p> <p>It is also recognised that some forms of specialist housing require a ‘critical-mass’ in order to ensure operational efficiency and viability, which may mean that opportunities arise to provide a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy.</p> <p>As such, it is considered important and appropriate to provide further flexibility regarding the approximate site provision figure and overall settlement housing guideline in circumstances where a site allocation is proposing to significantly over-provide the amount of specialist housing provision, above that required within this Policy. Provided that the resultant development remains appropriate to the site having regard to its characteristics and the character of the surrounding area, and the resultant development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5-SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25 and DP27-DP28.</p> <p>Such an approach also incentivises the provision of specialist housing as an important and valued component of the housing mix on site allocations and supports the achievement of multi-generational communities.</p> <p>Retention of Existing Specialist Housing for Older People and those with Disabilities and Special Needs</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM093	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 10)	<p>In addition to addressing the provision of new forms of specialist housing for older people and those with disabilities and special needs, this policy also introduced an important requirement for the retention of existing specialist housing, unless any loss is offset through the appropriate replacement with equivalent or better provision or it can be demonstrated that there is no longer a need for the particular for of specialist housing within the relevant settlement and Shropshire as a whole. This approach is considered important given that:</p> <p>a. There is a higher proportion of older people living in Shropshire than the national average.</p> <p>b. There is an expectation that the proportion of older people living in Shropshire will increase at a faster rate than the national average.</p> <p>c. Specialist housing can complement the strategy for meeting the care and support needs of older people and those with disabilities and special needs in Shropshire.</p> <p>d. Many of the sites containing specialist housing are well integrated into their community and as such support the principle of multi-generational communities and provide good access to services and facilities. As such, it is important that these locations are retained for specialist housing, even if it is ultimately an alternative form of specialist housing.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM094	Page 81	Footnote to the Explanation to New Policy Between Current Policies DP1 and DP2	<p>www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM095	Page 88	Policy DP4 Explanation Paragraph 4.60	<p>Evidence provided in respect of sites adjoining Strategic, Principal and Key Centres is likely to demonstrate high affordable housing need. The scale of any affordable housing exception scheme should be responsive and proportionate to the settlement and contribute to the long-term sustainability of the community, including through achievement of multi-generational and inclusive communities, which should not automatically translate into larger-exception sites. There is an expectation that exception sites will not exceed 25 dwellings. Where it is exceptionally considered appropriate for an exception-site of more than 25 dwellings, sSignificant emphasis will also be placed on achieving an appropriate mix of house types, sizes and tenures, to ensure a balanced development. Further guidance will be included in the Housing Supplementary Planning Document (SPD).</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM096	Page 94	Policy DP8 Paragraph 1 (a)	<p>Pitches or plots within the development boundaries of Shrewsbury, Principal and Key Centres, Community Hubs and Strategic Sites Settlements where these are allocated for residential uses;</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM097	Page 94	Policy DP8 Paragraph 1(d)	Transit provision in close proximity to the main established travelling routes in the area to meet any additional -evidenced need.	Clarification	Shropshire Council
MM098	Pages 95-96	Policy DP8 Explanation Paragraph 4.83 and associated new paragraphs	<p>The GTAA <u>2019 update</u> identified a total of 148 authorised pitches across Shropshire as well as a temporary showpersons yard. It looks <u>looks</u> at existing provision and occupancy of local authority sites and likely levels of future need, including population growth from emerging households. Using this information, the assessment considers both 5 year need and that over the Plan period to 2038. The gross needs identified by the GTAA are 24 pitches over the initial 5-year period and 113 pitches (43 PPTS definition) to 2038 based on a cultural interpretation of need.</p> <p><u>The total cultural pitch need figure of 113 in the GTAA 2019 is made up from an initial 5-year pitch shortfall and a longer term need over the remainder of the Plan period to 2038. Additional work was carried out in 2022 to supplement the GTAA 2019 update and provide additional evidence to support the Examination of the draft Shropshire Local Plan. Although not a full GTAA, this produced updated information in respect of the need and supply of pitches and provided a mechanism for the initial 5 year period to be rolled forward to a 2022 baseline.</u></p> <p><u>It was identified that, as of March 2022, there were 162 authorised Gypsy and Traveller pitches across Shropshire an increase in supply of 14 pitches since the GTAA 2019 update. As a measure of the level of cultural need the number of households in 2022 was considered against supply.</u></p> <p><u>The data obtained in 2022 indicated that the total pitch need, when considered against supply, had reduced to 13 pitches in 2022 compared to a shortfall of 24 pitches identified in the GTAA 2019 update. Therefore, there was no evidence in 2022 of any additional requirement for pitches.</u></p> <p>However, a Comprehensive site management data on the occupancy and re-occupancy of Shropshire Council pitches (described as turnover in the GTAA report) is considered in detail by the <u>GTAA 2019 update</u> study alongside the previous study survey results. This provides information on the significant, ongoing role of turnover in meeting identified needs based on a methodology employing a cautious interpretation of information to exclude turnover which does not result in the genuine release of pitches or that which may occur on private sites which cannot be evidenced by the Local Authority. In the light of this evidence the GTAA <u>2019 update</u> concludes that there is no current requirement for site allocations or evidence of the need for the identification of sites for longer term provision for Gypsies and Travellers.</p> <p><u>Taking into account updated information from 2022, and assuming turnover continuing at the same level as that identified by the GTAA 2019 update, it is considered that expected turnover on the Local Authority's pitches will continue to address need and that the conclusions reached by the GTAA 2019 update regarding strategic need and requirements for the Local Plan remain applicable.</u></p> <p>Although there is a The separate requirement identified <u>by the GTAA 2019 update</u> for permanent provision for Travelling Showpeople, the need for a plot for has been met by <u>a family plot in Oswestry which was granted</u> the grant of planning permission (reference 19/04688/FUL) in Oswestry in May 2020.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM099	Page 96	Policy DP8 Explanation Paragraph 4.84 and associated new paragraphs	<p>There is also a requirement in national policy to identify and address the likely transit needs of the <u>in</u> Shropshire and these are also considered in the GTAA <u>2019 update</u>. This evidence highlights that past unauthorised encampment activity provides an indicator of transit provision needs but that <u>a further period of monitoring of the impact of private transit provision (permitted in 2018)</u> it is too soon to fully assess the effect on levels of unauthorised encampment of a planning permission granted in November 2018 for 3 transit pitches. The GTAA therefore concludes that a period of monitoring is <u>was</u> required.</p> <p><u>Consistent with this recommendation, there has been ongoing monitoring of unauthorised encampments since the GTAA 2019 update. The data presented in 2022 showed reduced numbers of unauthorised encampments since a peak in 2017. However, it is considered that movement in 2020 and 2021 may not be typical due to lockdowns and other potential impacts of the Covid 19 pandemic on the ability and desire to travel. Therefore, monitoring will continue to establish whether the reduction in encampments in 2020 and 2021 represent a longer-term trend.</u></p> <p>It is <u>The GTAA 2019 update</u> recognised however that additional Council provision would support transit capacity and the ability to manage unauthorised encampments. <u>Therefore, therefore</u> the Council is <u>has</u> actively exploring complementary transit provision outside the Local Plan process <u>and is progressing work to deliver this opportunity.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM100	Page 96	Policy DP8 Explanation Paragraph 4.85	The GTAA <u>2019 update</u> does conclude that non-strategic needs for small sites will nevertheless arise where available supply does not meet need a specific requirement and makes a recommendation for criteria-based policy to provide a basis for the consideration of planning applications sites and to facilitate additional pitch provision where required. These requirements are reflected in Policy DP8 which allows for the positive consideration of appropriate planning applications and ensures that there is flexibility and a mechanism to provide for arising needs. The use of a policy framework to guide and enable the provision of sites would provide for a continuation of the current approach which has resulted in the delivery of: small sites in Shropshire through the development management process; provision of additional pitches at existing Shropshire Council managed sites and a site for Travelling Showpeople.	Clarification	Shropshire Council
MM101	Page 96	Policy DP8 Explanation New paragraph following 4.86	<u>It is however, important to note that in light of the Court of Appeal's judgment in Lisa Smith v SSLUHC [2022] EWCA Civ 1391 of 31st October 2022 about the interpretation and application of the Planning Policy for Traveller Sites that any potentially discriminatory impacts of the application of the Annexe A planning definition of Gypsies and Travellers will be taken into account in the consideration of planning applications.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM102	Pages 98-99	Policy DP9 Paragraph 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-S20 ⁴ .	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM103	Page 111	Policy DP13 Paragraph 1	To protect the integrity of the r R iver Clun Special Area of Conservation (SAC) and to comply with the Habitats Regulations and policy DP12, development within the catchment of the r R iver Clun will only be permitted if it can demonstrate either nutrient neutrality or a reduction in nutrient levels . betterment.	Clarification	Shropshire Council A0349
MM104	Page 111	Policy DP13 Paragraph 2	All measures relied on to deliver either nutrient neutrality or a reduction in nutrient betterment levels must demonstrate with sufficient certainty that they: a. Meet the required Will achieve either nutrient neutrality or a reduction in nutrient levels or improvement; and b. They can be secured and funded for the lifetime of the development's effects; and c. Do not compromise the ability of the River Clun SAC to reach favourable conservation status.	Correction to ensure compliance with Habitat Regulations	Shropshire Council A0349
MM105	Page 112	Policy DP13 Explanation Paragraph 4.136	Notwithstanding these improvements, the Habitat Regulations Assessment (HRA) for this Plan shows that most ⁸ development in the river Clun catchment is likely to have an adverse effect on the river Clun SAC. Practical mitigation measures which would remove this effect for larger applications have yet to be proposed, but this is not to say that they will not come forward during the Plan period. Accordingly, to comply with the requirements of the Conservation of Habitats and Species Regulations 2017 as amended , this policy restricts development to that which is either nutrient neutral in terms of its effect on the SAC or results in a reduction in the level of nutrients entering the SAC . betterment. This is in anticipation of measures to achieve either of these criteria being found in the future for the majority ⁸ of development in the catchment. Such measures could include an updated Nutrient Management Plan and sufficiently robust Action Plan to provide the level of certainty required by the Habitats Regulations that the SAC restoration targets can be achieved in an appropriate timescale	Clarification	Shropshire Council A0349
MM106	Page 112	Policy DP13 Explanation Paragraph 4.137 (e)	Not directly use or double count measures that are in place, ¹ to meet the Habitats Directive article 6(1)(2) requirements or must be put in place, to protect, conserve or restore the SAC in order to justify new growth	Clarification	Shropshire Council A0349
MM107	Page 112	Policy DP13 Explanation New paragraphs after paragraph 4.137	<u>Consequently, mitigation measures to support development in achieving nutrient neutrality or a nutrient reduction will be set out in a River Clun Catchment Supplementary Planning Document (SPD). This SPD will be prepared once a River Clun SAC Restoration Plan is in place. The River Clun SAC Restoration Plan will set out the measures needed to bring the river Clun SAC back to favourable conservation status. Once these restoration measure have been determined, the mitigation measures needed to remove the impact of development on the SAC can be identified. Mitigation measures to remove an adverse effect from development must be in addition to, and must not prevent, the delivery of restoration measures for the SAC. If the SAC Restoration Plan identifies that developer contributions are also necessary to make development in the Clun catchment acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development; then these will be sought in line with Policy DP25. The Council will support the statutory agencies and other relevant stakeholders in the preparation of the River Clun SAC Restoration Plan at the earliest opportunity in this Local Plan period, and to an agreed timescale. This, and the subsequent River Clun Catchment SPD will give the necessary certainty that the SAC can be protected from the adverse effects of development and will provide clarity and certainty for applicants on how to meet the requirements of this policy. The River Clun Catchment SPD will also include a nutrient calculator. This will enable applicants to assess the amount of nutrients currently entering the river Clun SAC from their site and compare this with those projected to arise once development has taken place. Where development would increase nutrient levels, applicants will then be able to determine the most appropriate mitigation measures for achieving nutrient neutrality or a reduction in nutrient levels.</u>	Clarification	Shropshire Council A0349
MM108	Page 113	Policy DP14 Paragraph 3	For significant new development, including the site allocations and strategic sites and the settlements identified in Policies S1- 20 ⁴ , green infrastructure should be an integral part of a masterplan showing good quality and appropriate on-site provision which:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM109	Page 113	Policy DP14 Paragraph 5	Development proposals that result in a significant fragmentation or loss to the green infrastructure network will be resisted. In such instances where significant fragmentation or loss does occur mitigation and compensatory measures will be expected with the aim of delivering a net gain in provision.	Clarification	Shropshire Council
MM110	Page 114	Policy DP14 Explanation Paragraph 4.138	Infrastructure is a term typically applied to things like roads, sewers and telecommunications, which are necessary to support our way of life. The term "green infrastructure" has been introduced to raise the profile of other things considered necessary to support our way of life, especially one that is sustainable, healthy and enjoyable. As such, green infrastructure (GI) refers to the network of natural and semi natural spaces and includes parks, playing fields, woodlands, allotments and street trees. These spaces can be in the urban and rural areas and also include 'blue infrastructure' such as ponds, streams and rivers. In Shropshire, green infrastructure also encompasses the environmental and ecological networks. Although playing fields can form part of the GI network, they are covered by Policy DP15, rather than this policy.	Clarification	Shropshire Council A0124
MM111	Page 125	Policy DP18 Paragraph 11	Planning decisions should take wider security and defence requirements into account. Development proposals, in particular those within a designated Ministry of Defence Safeguarding Zone, ¹ must ensure that they have no adverse effect on an operational defence site or activities ;	Clarification	Shropshire Council A0600

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MM112	Page 126	Policy DP18 Explanation Paragraph 4.172	Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level. An appropriate noise assessment will also be needed where new development would be sensitive to existing noise sources. This should consider noise arising from all sources. The Ministry of Defence should be consulted where the existing noise source is related to defence activities. <u>Where relevant, sales information for new dwellings should specify that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MM113	Page 126	Policy DP18 Explanation Paragraph 4.176	Planning decisions should take public safety, security and defence requirements into account. Wider public safety issues are covered in Policy SP6, but Shropshire contains has a number of military establishments <u>and the whole of the County is covered by Low Flying Area 9, a dedicated training area for military helicopters.</u> where the Ministry of Defence (MOD) have designated a <u>There are also defence sites in Shropshire for which statutory safeguarding zones have been designated in accordance with Town and Country Planning (Safeguard aerodromes, technical sites and military explosives storage areas) Direction 2002.</u> Development <u>close to MOD sites and development within</u> these <u>safeguarding</u> zones has the potential to affect defence activities and the MOD should be consulted on all applications affecting these areas. Permission will not be granted where adverse effects on operational defence sites cannot be avoided.	Clarification	Shropshire Council A0600
MM114	Page 127	Policy DP19 Paragraph 1	Development proposals which would lead to deterioration <u>in class under the Water Framework Directive (WFD)</u> or compromise the ability of those water bodies covered by the WFD (Water Framework Directive) to <u>maintain or</u> meet good status standards, both during construction and when operational, will not be supported.	Clarification	Shropshire Council A0347
MM115	Page 128	Policy DP19 Explanation Paragraph 4.178	Water is an important and essential resource that needs to be managed in a sustainable way, so that it may continue to support Shropshire's homes, farms, industry, recreation and biodiversity. The mains supply provides most of Shropshire's drinking water, but private water supplies are a significant feature of some remoter rural areas. These private supplies are sourced from ground water and surface water <u>and should be taken into account, particularly in relation to non-mains foul drainage.</u> Surface and ground water are important to people and the wider natural environment, so their use needs to be sustainable, sources need to be safeguarded from pollution and over-abstraction and development needs to avoid contamination or obstruction.	Clarification	Shropshire Council A0347
MM116	Page 130	Policy DP21 Paragraph 2 (a)	The Sequential Test is not needed for: a. Development on land allocated in this plan unless the <u>proposed</u> use of the site <u>has either a greater vulnerability than the allocated use</u> or is not in accordance with the use specified in this Plan.	Correct an omission	Shropshire Council A0347 A0608
MM117	Page 131	Policy DP21 Paragraph 7	Where development in Flood Zones 3a and 3b is permitted it should be designed and constructed to remain operational and safe in times of flood <u>and where possible, to reduce flood risk or provide a betterment.</u> Development 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.	Clarification	Shropshire Council A0347
MM118	Page 133	Policy DP21 Explanation Paragraph 4.191	The Sequential Test is applied at all stages in the planning application process, both between different flood zones, and within a flood zone, <u>and within a site so that areas at least risk of flooding are preferentially developed.</u> All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.	Clarification	Shropshire Council A0347
MM119	Page 133	Policy DP21 Explanation Paragraph 4.193	This policy sets out when a site-specific Flood Risk Assessment (FRA) is needed to inform a planning proposal. In considering the safety of the development, the FRA must demonstrate the occupants of any new dwellings will have access to an area of safe refuge. Where prior evacuation is the safest option, the refuge should be an area outside of 1% annual exceedance probability flood event from all sources. Where prior evacuation is not preferred, internal safe refuge must be provided. The FRA should <u>follow the guidance in the Flood and Coastal Erosion section of the NPPG and</u> provide an evidence base for the Council to determine which option is the safest for that particular proposal.	Responds to Planning Inspectors Interim Findings	Shropshire Council A0347 Responds to Planning Inspectors Interim Findings
MM120	Page 133	Policy DP21 Explanation Paragraph 4.194	The effects of flooding are expected to worsen with climate change and this needs to be taken into account when considering development. The Environment Agency has produced guidance on the allowances for climate change for each river basin district, <u>which are regularly updated.</u> Shropshire falls within the Severn river basin district. Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account as set out in the Shropshire SFRA-1, <u>and any updates from the Environment Agency.</u>	Responds to Planning Inspectors Interim Findings	Shropshire Council A0347 Responds to Planning Inspectors Interim Findings
MM121	Page 134	Policy DP22 Paragraph 6	All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)1 storm event with an allowance for climate change. The appropriate climate change allowances <u>for peak rainfall</u> should be defined using relevant Environment Agency guidance.	Clarification	Shropshire Council A0347

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MM122	Page 135	Policy DP22 Explanation Paragraph 4.199	Schemes for SuDS need to avoid causing contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should: only dispose of clean roof water into clean, uncontaminated ground; not be used for foul discharges or trade effluent; and may not be suitable within are not appropriate within either Source Protection Zone 1 (inner zone) or Source Protection Zone 2 (outer zone) of groundwater sources such as wells, boreholes and springs used for public drinking water supply, as defined by the Environment Agency (see also Policy DP19).	Clarification	Statement of Common Ground with Severn Trent Water
MM123	Page 139	Policy DP24 Paragraph 3	Where major development is permitted in the Shropshire Hills AONB, mitigation and compensation measures to offset any residual environmental, landscape or recreational impacts will be required in line with policies DP12, DP14, DP15, DP16, DP17, DP18, DP19, and DP22 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.	Clarification	Shropshire Council A0348
MM124	Page 142	Policy DP25 Explanation Paragraph 4.224	The Shropshire Place Plans are documents which bring together a range of information about a defined area, including the identified infrastructure needs of settlements and their relative priority. They are developed in collaboration with local parish and town council and infrastructure providers. They include a focus on local needs such as highways, flood defences, educational facilities, medical facilities, emergency service facilities , sporting and recreational facilities and open spaces. The Shropshire Local Infrastructure Strategic Infrastructure and Investment Local Infrastructure Plan provides a composite of the needs identified in the Place Plans with a focus on the highest priority issues, including those critical needs necessary to ensure development can happen.	Responds to Planning Inspectors Interim Findings	Shropshire Council A0113 Responds to Planning Inspectors Interim Findings
MM125	Pages 142-143	Policy DP25 Explanation Paragraph 4.225	Since 2012 the Council has operated a Community Infrastructure Levy (CIL) on new market housing development. The rates imposed on liable new development are captured in the adopted CIL Charging Schedule which applies two rates for the County: urban and rural. These rates can only be changed through a formal review of the CIL Charging Schedule. A key benefit of CIL is that funding from several developments can be pooled to support the delivery of a single piece of infrastructure in recognition of the cumulative impact of development. However, in the first instance it is expected that the use of CIL funds will be used to meet the needs of new development and should not be used to remediate any existing infrastructure constraints, except where these are exacerbated by the new development. It should be noted that consistent with the national CIL Regulations (as amended), CIL funds may be passed to bodies outside the area to deliver infrastructure that will benefit the development of the area.	Clarification	Shropshire Council A0662
MM126	Page 143	Policy DP25 Explanation Paragraph 4.227	In some cases it is likely that the CIL derived from a development will be insufficient to meet the specific infrastructure needs of that proposal. In these instances the Council will consider applying additional Section 106 contributions to development where these are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development. It is expected this is generally only likely to be necessary on larger proposals of over 50 dwellings (this of course excludes the circumstances where Section 106 contributions are required for provision of affordable housing, which is separate to the CIL process) . Where this is considered necessary, consideration will be given to the viability of the proposal.	Clarification	Shropshire Council A0347
MM127	Page 144	Policy DP26 Paragraph 2.(i)	Hydropower applications should pay attention to fish stocks, migratory fish impact and normally be accompanied by a Flood Risk Assessment (see also Policy DP21), a Water Framework Directive Assessment, and geomorphological assessment;	Clarification	Shropshire Council A0347
MM128	Page 144	Policy DP26 Paragraph 2 (j)	Biomass, energy from waste, biogas and anaerobic digestion proposals should also address the impact on vibration, odour, bio-aerosols and dust (the latter for biomass and energy from waste only). Opportunities to recover heat and power are encouraged in accordance with Policy SP3; and	Clarification	Shropshire Council A0347
MM129	Page 146	Policy DP26 Explanation Paragraph 4.236	The National Planning Policy Framework (February 2019) states that applications for new wind energy development involving one or more turbines should not be considered acceptable unless they are in an area identified as suitable for wind energy development in the development plan (this can be either the Local Plan or a Neighbourhood Plan). This Local Plan does not identify such areas, but Neighbourhood Plans are encouraged to do so. Where one or more wind turbines are proposed in an area identified within a Neighbourhood Plan, consistent with the National Planning Practice Guidance on Renewable and Low Carbon Energy, risks to safety must be assessed and appropriately mitigated.	Clarification	Shropshire Council A0600
MM130	Page 147	Policy DP27 Paragraph 1	Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, service delivery , social inclusion, and community safety and individual health, well-being and quality of life.	Clarification	Shropshire Council
MM131	Page 148	Policy DP27 Explanation Paragraph 4.237	Delivering high quality, digital infrastructure that meets the needs of businesses and communities is a key priority within Shropshire's Economic Growth Strategy. This recognises that the provision of the best available digital connectivity is also an essential utility for businesses, and communities and individuals . The intention is to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers, service providers and residents, supports how they choose to work, operate and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.	Clarification	Shropshire Council
MM132	Page 148	Policy DP27 Explanation Paragraph 4.239	The provision of new digital infrastructure and gigabit-capable access will support agile working, a reduction in commuting and the growth of smart home technology to enable businesses, and communities and individuals to contribute towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.	Correction	Shropshire Council

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MM133	Page 150	Policy DP28 Paragraph 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. This will <u>and to improve connectivity and accessibility whilst moving towards reduced car dependency and managing the impacts of transport movements on communities and our environment. As such, unless agreed otherwise with Shropshire Council, a Transport Assessment will be undertaken for relevant site allocations in this Local Plan, the scope of which will be agreed through site specific pre-application consultation with National Highways.</u>	Clarification	Shropshire Council A0482														
MM134	Page 150	Policy DP28 Paragraph 3 (b)	Protection, extension or improvement of footways, cycleways, public rights of way, <u>canal towpaths</u> and bridleways for active travel and canals to provide local transport routes to home, work, services and <u>for access to the canal network for tourism, leisure and recreation;</u>	Clarification	Shropshire Council A0402														
MM135	Page 150	Policy DP28 Paragraph 3 (c)	Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes to that provide accessible, affordable and responsive transport choices;	Clarification	Shropshire Council														
MM136	Pages 150-151	Policy DP28 Explanation Paragraph 4.247	Shropshire will continue to promote and support improvements to the communications and transport infrastructure serving the County. This is central to the delivery of sustainable economic growth and the creation of sustainable patterns of development in the settlements, 'strategic corridors' and 'strategic sites- <u>settlements</u> ' of Shropshire. This will still require everyone to consider how they contribute to the process of reversing the adverse changes to our climate, global temperature and to our seas and oceans.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings														
MM137	Page 154	Policy DP29 Paragraph 1	Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP16.1 of Policy SP16. Applications for non-mineral development which fall within a MSA <u>or adjacent to a MSA boundary</u> and which could have the effect of sterilising mineral resources will not be granted unless:	Responds to Minerals & Waste Hearing Session	ID29 Response/Hearing (Q51)														
MM138	Page 154	Policy DP29 Paragraph 2	The buffer zones surrounding safeguarded mineral <u>extraction,</u> transport and processing facilities are as follows: <table border="1" data-bbox="715 871 1489 1102"> <thead> <tr> <th>Safeguarded Mineral Transport and Processing Facilities</th> <th>Buffer Zone</th> </tr> </thead> <tbody> <tr> <td><u>Rail facilities and sidings</u></td> <td><u>100m</u></td> </tr> <tr> <td>Main access road to mineral site</td> <td>100m</td> </tr> <tr> <td>Haul road within minerals site</td> <td>50m</td> </tr> <tr> <td>Existing mineral processing plant</td> <td>250m</td> </tr> <tr> <td>Extraction area: Sand & Gravel & Clay</td> <td>100m</td> </tr> <tr> <td>Extraction area: Crushed Rock & Opencast Coal</td> <td>250m</td> </tr> </tbody> </table>	Safeguarded Mineral Transport and Processing Facilities	Buffer Zone	<u>Rail facilities and sidings</u>	<u>100m</u>	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	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q46) ID29 Response / Hearings (Q53)
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MM139	Page 154	Policy DP29 Paragraph 3	Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral <u>extraction,</u> transport and processing facilities will not be granted unless the applicant can demonstrate that:	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q46) ID29 Response / Hearings (Q53)														
MM140	Page 154	Policy DP29 Paragraph 4	Applications for permission for non-mineral development in a MSA <u>or adjacent to a MSA boundary</u> 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 <u>should be proportionate and</u> 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;	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q58)														
MM141	Page 155	Policy DP29 Explanation Paragraph 4.263	The MSA includes information the Coal Authority's 'Surface Coal Resource Plan' which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources. <u>Where development proposals are in an MSA for coal resources, applicants should seek to positively engage with the Coal Authority as part of the pre-application process.</u>	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q48)														

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MM142	Page 155	Policy DP29 Explanation Paragraph 4.264	<p>4.264. Non-mineral development which is exempt from the requirements of this Policy comprises:</p> <ul style="list-style-type: none"> a. Applications for householder development; b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site; c. Applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required; dc. Applications for advertisement consent; ed. Applications for Reserved Matters, including subsequent applications after Outline consent has been granted; fe. Prior notifications (telecoms, forestry, agriculture, demolition); gf. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD); hg. Applications for works to trees; ih. Applications for temporary planning permission; ji. Development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds; and kj. Applications for development of national, regional or local significance which outweighs the value of the mineral. 	Responds to Minerals & Waste Hearing Session	Hearing (Q49)
MM143	Page 156	Policy DP30 Paragraph 1	<p>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.</p>	Responds to Minerals & Waste Hearing Session	Hearing (Q42)
MM144	Page 156	Policy DP30 Paragraph 2	<p>2.1. Consistent with the requirements of Policy SP16, Pproposals for mineral working <u>that falling outside the allocated areas will be considered positively where they complement existing permitted reserves and the saved SAMDev Plan mineral allocations, and where they will be permitted where developers can demonstrate that:</u></p> <ul style="list-style-type: none"> 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 <u>permitted sites or the saved SAMDev Plan mineral allocations; and</u> <u>c. The proposal supports the comprehensive working of the site</u>the allocated sites; or ed. <u>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 saved SAMDev Plan mineral allocations</u>allocated sites, and would offer significant environmental benefits. 	Responds to Minerals & Waste Hearing Session	Hearing (Q42)
MM145	Page 156	Policy DP30 Explanation Paragraph 4.266	<p>National policy guidance requires Shropshire to maintain an adequate and steady supply of sand and gravel during the Plan period, taking account of the existing production guideline established by the West Midlands Aggregate Working Party. The latest approved Local Aggregates Assessment (2019) indicates that, at 0.71mt, sand and gravel production in Shropshire and Telford & Wrekin in 2018 is slightly above both the 10 year rolling average for sand gravel sales (0.68mt) and the same as the 3 year average (0.71mt). The landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF. The permitted landbank was equivalent just over 16 years' production in 2018. The LAA also notes that record levels of housing delivery in 2017 and 2018 mean that annual demand for construction aggregates is not expected to increase demand above the level experienced in those years. <u>Unmet need is that which is unforeseen, exceeds the forecasted production figures and cannot be satisfied from existing sand and gravel sites.</u></p>	Responds to Minerals & Waste Hearing Session	Hearing (Q43)
MM146	Page 156	Policy DP30 Explanation Paragraph 4.268	<p>The majority of the material produced is currently used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products. In 2018 there were 10 permitted sand and gravel sites in the Plan area, 6 of which were operational. <u>In May 2023, an additional sand and gravel site was operational in Shropshire. Further information on existing permitted quarries in Shropshire, including those for sand and gravel, can be found in Appendix 8 of the Local Plan.</u></p>	Responds to ID34	Responds to ID34

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MM147	Page 157	Policy DP30 Explanation Table DP30.1	<p>Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</p> <table border="1"> <thead> <tr> <th></th> <th>Production Potential 2016 to 2038 (Mt)</th> </tr> </thead> <tbody> <tr> <td>Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank</td> <td>23</td> </tr> <tr> <td>Existing Permitted Reserves</td> <td>13.5</td> </tr> <tr> <td>Saved Local Plan Allocations</td> <td>4.0</td> </tr> <tr> <td>Windfall allowance</td> <td>10.5</td> </tr> <tr> <td>TOTAL Production Potential</td> <td>28</td> </tr> <tr> <td>Production surplus</td> <td>5</td> </tr> </tbody> </table> <p>Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</p> <table border="1"> <tbody> <tr> <td>A. Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2016-2038), plus 7 year landbank</td> <td>24.65Mt</td> </tr> <tr> <td>B. Existing Permitted Reserves</td> <td>17.84Mt</td> </tr> <tr> <td>C. Saved Local Plan Allocation</td> <td>3.84Mt</td> </tr> <tr> <td>D. TOTAL Current Sand and Gravel Production Potential (B+C)</td> <td>21.68Mt</td> </tr> <tr> <td>E. TOTAL Windfall Requirement to meet production requirement (A-D)</td> <td>2.97Mt</td> </tr> <tr> <td>F. Windfall potential from existing, operational sites</td> <td>7.99Mt</td> </tr> <tr> <td>G. Expected production surplus (in addition to 7 year landbank)</td> <td>5.02Mt</td> </tr> </tbody> </table>		Production Potential 2016 to 2038 (Mt)	Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank	23	Existing Permitted Reserves	13.5	Saved Local Plan Allocations	4.0	Windfall allowance	10.5	TOTAL Production Potential	28	Production surplus	5	A. Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2016-2038), plus 7 year landbank	24.65Mt	B. Existing Permitted Reserves	17.84Mt	C. Saved Local Plan Allocation	3.84Mt	D. TOTAL Current Sand and Gravel Production Potential (B+C)	21.68Mt	E. TOTAL Windfall Requirement to meet production requirement (A-D)	2.97Mt	F. Windfall potential from existing, operational sites	7.99Mt	G. Expected production surplus (in addition to 7 year landbank)	5.02Mt	Responds to Minerals & Waste Hearing Session	Hearing (Q9)
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MM148	Page 158	Policy DP31 Paragraph 2	<p>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:</p> <ol style="list-style-type: none"> Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area; Evidence to show that the scheme incorporates best practice advice and is practical and achievable; A Management Plan, which should address the management requirements during each phase of the proposed development; A Reclamation Plan; Provision for a 5 year period of aftercare; <u>Where operation and restoration proposals fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.</u> 	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q68)																												
MM149	Page 160	Policy DP31 Explanation Paragraph 4.275	Where <u>mineral working and subsequent</u> restoration proposals fall within a designated Ministry of Defence safeguarding zone, <u>it will be necessary for the applicant to provide and agree bird hazard management plans for the extraction, restoration, and post restoration phases.</u> Care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.	Clarification Responds to Minerals & Waste Hearing Session	Shropshire Council A0600																												
MM150	Page 161	Policy DP32 Paragraph 2 (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 <u>odour, dust and</u> bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;	Clarification Responds to Minerals & Waste Hearing Session	Shropshire Council A0347																												
MM151	Page 161	Policy DP32 Paragraph 2 (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. <u>Spreading only applies to agricultural land and agricultural waste and does not apply to other land.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q94)																												

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MM152	Page 162	Policy DP32 Explanation Paragraph 4.278	Policy SP17- identifies accessible locations close to the main urban areas within which additional waste management facilities could come forward. <u>These being locations consistent with the wider policies of the Local Plan.</u> Policy SP13 makes provision for a strategic supply of employment land and premises across Shropshire which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the guidelines for specific employment site allocations in the relevant settlement strategies. <u>Further information on the settlements with employment allocations that are preferred for Recycling and Environmental Industries are identified within Appendix 6 of this document. Further information on the specific sites is provided within either the Schedules of Policies S1-S21 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q92)
MM153	Page 163	Policy DP33 Paragraph 2 (a)	Comply with relevant water management and water resource protection policy requirements <u>in accordance with Policy DP19;</u>	Clarification	Shropshire Council A0347
MM154	Page 165	Settlement Policies Introduction Paragraph 5.1 and associated new Paragraphs	<u>This section of the Local Plan contains the settlement policies. These settlement policies identify the development strategy for the Strategic, Principal and Key Centres; Strategic Settlements; Community Hubs and Community Clusters. These development strategies support the sustainable development of these settlements; contribute to meeting the needs of our current and future communities; recognise and facilitate the current and future role of the settlement within Shropshire; and directly respond and contribute to the achievement of the vision, objectives and wider strategy for Shropshire within this Local Plan.</u> <u>The development strategy for each Strategic, Principal and Key Centres; and the Strategic Settlements include a housing and employment land guideline and facilitate appropriate forms of housing and employment that are consistent with the requirements of the policies of the Local Plan. The development strategy for each Community Hub identifies a housing guideline and facilitate appropriate forms of housing development that are consistent with the requirements of the policies of the Local Plan. Whilst not establishing a specific employment land guideline they do facilitate appropriate forms of employment development that are consistent with the requirements of the policies of the Local Plan.</u> <u>The development strategies for Community Clusters do not establish specific housing or employment land guidelines, but rather facilitate appropriate forms of housing and employment that are consistent with the requirements of the policies of the Local Plan, particularly Policy SP8. Each settlement policy documents that type of sites that will contribute towards achieving the settlements development strategy, including where appropriate identified housing and employment land guidelines. This includes sites upon which completions already achieved within the plan period, sites that already benefit from planning permission or prior approval, where relevant sites allocated for development within the SAMDev Plan as documented within Appendix 2 of this Local Plan (referred to as 'saved' allocations), where appropriate sites allocated for development within this Local Plan, and where appropriate windfall sites that are consistent with the requirements of the Local Plan.</u> These <u>settlement</u> policies are grouped by areas which reflect approximate functional zones of influence (known as Place Plan Areas). Place Plan Areas generally consist of a main centre, its surrounding settlements and rural hinterland.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM155	Page 166	Policy S1 Paragraph 4	New employment development will primarily be delivered at the nearby RAF Cosford Strategic Site <u>major developed site in the Green Belt and through</u> – This will be complemented by any appropriate small-scale windfall employment development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM156	Page 167	Policy S1.1 Schedule S1.1(i) Site ALB017 & ALB021 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM157	Page 167	Policy S1.1 Schedule S1.1(i) Site ALB017 & ALB021 5th paragraph	To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern and southern vehicular, cyclist and pedestrian connection <u>and any other appropriate cyclist and pedestrian links</u> into the saved SAMDev Allocation ALB002.	Clarification	Shropshire Council A0357
MM158	Page 168	Policy S1 Explanation Paragraph 5.14	RAF Cosford <u>is a major developed predominantly brownfield site and associated airfield located wholly within and 'washed over' by the Green Belt. The site is occupied by the Ministry of Defence and a number of other organisations including</u> has been identified as a strategic site in order to facilitate its role as a centre of excellence for both UK and International Defence Training; plans to form a specialist aviation academy; any opportunities to co-locate other MOD services; plans for the expansion of the Cosford Air Museum; and plans for the formation of a new headquarters for the West Midlands Air Ambulance Charity <u>and RAF Museum Cosford. Many of the sites occupiers have ambitious aspirations for the RAF Cosford site. Those aspirations that require additional development may be able to demonstrate that exceptional circumstances exist to support it occurring within the Green Belt or it does not constitute inappropriate development within the Green Belt and does not otherwise conflict with the purposes of the Green Belt.</u> The Strategic Site is addressed within Policy S21 of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM159	Page 168	Policy S1 Explanation Paragraph 5.15	Recognising the relationship between Albrighton and the nearby Strategic Site at RAF Cosford major developed site , with many employees and personnel based at RAF Cosford choosing to live in Albrighton and/or use the facilities within the settlement and certain facilities clustering around RAF Cosford being available for residents of Albrighton, it is considered appropriate to recognise that those defence and charitable aspirations for the RAF Cosford major developed site which result in the formation of new employment development to will at least in part serve the Albrighton community will primarily be delivered at the RAF Cosford Strategic Site alongside windfall opportunities that arise within the town itself.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM160	Page 168	Policy S1.2 Paragraph 1	Cosford has been identified as both a Strategic Site major developed predominantly brownfield site and associated airfield located wholly within and 'washed over' by the Green Belt and a Community Hub. Development proposals in this location have been addressed through Policy S21.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM161	Page 173	Policy S2.2 Paragraph 6	The Plan HRA identifies that development in Bucknell, and Clun and Worthen and Brockton is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Additionally, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Chirbury and Worthen and Brockton on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Correction	Shropshire Council
MM162	Page 174	Policy S2.2 Schedule S2.2(i) Site BKL008a 2nd paragraph	The gateway feature is to be formed by the provision of a suitable and safe highway access with appropriate visibility onto the B4367, and highway Highway drainage to should help address surface water flooding, provision of a footway, along the site frontage with an appropriate road crossing to should link to the wider pedestrian network and bus stop to the north, repositioning ing the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell.	Clarification	Shropshire Council
MM163	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 2nd paragraph	The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before granting any planning application for development of the site.	Clarification	Shropshire Council A0609
MM164	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 4th paragraph	The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs, the need for local employer and key worker housing, and relevant policies of this Local Plan. In addition to meeting local needs, 600 of the dwellings on this site constitute part of the contribution to the unmet housing need forecast to arise in the Black Country.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM165	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 13th paragraph	Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. If it is not possible to provide sufficient on-site open space, including playing fields, appropriate off-site provision will be required. In accordance with Policy DP15, open space, including playing fields, will be managed and maintained in perpetuity by way of legal agreement.	Clarification	Shropshire Council A0124
MM166	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 15th paragraph	Any planning application will be accompanied by a heritage assessment, including an archaeological assessment where necessary. This will inform the S site design and layout which will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings heritage assets will be retained. Green infrastructure will create safeguard appropriate settings for identified heritage assets	Clarification	Shropshire Council A0348 A0609
MM167	Page 185	Policy S3.1 Schedule S3.1(ii) Site P58a 1st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will principally be within primary use classes B2, and B8 with complementary E(g)(i), (ii) and (iii) uses and appropriate sui generis service uses that would improve the self-containment of the larger employment area. The development of employment generating uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MM168	Page 185	Policy S3.1 Schedule S3.1(ii) Site STC002 1st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will principally be within primary use classes B2, and B8 with complementary E(g)(i), (ii) and (iii) uses and appropriate sui generis service uses that would improve the self-containment of the larger employment area. The development of employment generating uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MM169	Page 202	Policy S7.1 Paragraph 2	Craven Arms will contribute to the strategic growth objectives in the south of the County, delivering around 500 dwellings and making available around 15 hectares of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, allowing existing businesses to expand and to attract new businesses into the town. Development of saved allocations will be in accordance with the development guidelines and the site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council

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MM170	Page 202	Policy S7.1 Paragraph 3	Residential development will be delivered through the saved allocations comprising greenfield and brownfield sites shown in Appendix 2 and on the Policies Map. These sites will deliver around 325 dwellings along with current commitments. The residential allocations comprise two groups on Watling Street to the west of the town. To the north <u>end of Watling Street</u> are two sites located at Greenfield Road (CRAV003 and CRAV009). To the south <u>end of Watling Street</u> are three sites extending from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). The saved allocations also include land at Newington Farmstead (CRAV030) for key worker accommodation for the proposed new abattoir.	Clarification	Shropshire Council
MM171	Page 207	Policy S8.1 Schedule S8.1(i) Site ELL005 & ELL008 & ELL033 3rd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM172	Page 211	Policy S9.1 Schedule S9.1(i) Site HNN016 3rd paragraph	<u>Any planning application will be accompanied by a heritage assessment. This will inform the S</u> site design and layout <u>which</u> will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House	Clarification	Shropshire Council A0348
MM173	Page 212	Policy S9.1 Schedule S9.1(i) Site HNN016 5th paragraph	A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced. <u>All necessary highway improvements will be undertaken, informed by an appropriate Transport Assessment.</u>	Clarification	Shropshire Council A0101
MM174	Page 214	Policy S10.1 Paragraph 3	Ludlow will contribute to the strategic growth objectives in the south of the County to deliver around 1,000 dwellings and around 11ha of employment land <u>development</u> . New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand. Development of site allocations will be in accordance with the development guidelines and approximate site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council
MM175	Page 214	Policy S10.1 Paragraph 4	New residential development will primarily be delivered through the saved SAMDev mixed use and residential allocations in Appendix 2 and Local Plan residential allocations in Schedule S10.1(i). This will be complemented by appropriate windfall residential development within the Ludlow development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. New residential development will also be delivered on appropriate cross-subsidy and exception development sites , where it <u>this</u> is consistent with relevant policies of this Local Plan.	Correction	Shropshire Council
MM176	Page 215	Policy S10.1 Schedule S10.1(i) Site LUD056 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM177	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052 4th paragraph	Any other necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). –Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Site design to allow passage, foraging and habitat for species and improve green infrastructure around the town. Structural planting to screen buildings from distant views and reduce impacts of development on the landscape.	Clarification – Division of guideline into two separate points.	Shropshire Council A0482
MM178	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052 6th paragraph	A proportionate Heritage Impact Assessment (HIA) will be needed to consider cumulative impacts on the significance of the heritage assets in the historic town (west) including their settings, and the significance of the scheduled monument Caynham Camp (east), including its setting. The findings of the HIA should be taken into account in the design of the development <u>and should pay particular attention to building height, layout and materials</u>	Clarification	Shropshire Council A0348
MM179	Page 217	Policy S10.1 Schedule S10.1(ii) Site LUD052 8th paragraph	The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited <u>'ancillary'</u> service provision in the development should be considered to serve the employment uses.	Clarification	Shropshire Council
MM180	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR002 New paragraph at end of site guidelines	<u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MM181	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR004 5th paragraph	Open space to the north west will contain an area of potential ground contamination requiring further investigation (north-west), <u>this area will</u> provide amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor.	Correction to remove repeat and clarification of text	Shropshire Council

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MM182	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 9th paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM183	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 New paragraph at end of site guidelines	<u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MM184	Page 223	Policy S10.4 Explanation Paragraph 5.143	Clee Hill is the other Community Hub in the Ludlow Place Plan Area and was first identified as a Community Hub in the SAMDev Plan (2015). The village lies in the uplands of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) on the moors below the heights of Titterstone Clee Hill (533 metres / 1,749 feet) where it provides a key link south to Worcestershire and Herefordshire. The highest and most sensitive design standards will be sought for all forms of new development in Clee Hill to minimise any adverse effects on the environment, landscape and recreational opportunities in the AONB in line with Policies DP12, DP14, DP15, DP16, and DP17 and DP24 . Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.	Correction	Shropshire Council
MM185	Page 225	Policy S11.1 Paragraph 3	3. The relocation of Market Drayton Sports facilities from its current site on Greenfields Lane to land at Longford Turning, identified on the Policies Map, to enable the delivery of new facilities to at least equitable standard, quantity and quality , is a central objective of the Strategy. Housing development (MDR39 and MDR43) has been identified specifically to support and enable the delivery of the relocation through the provision of an appropriate vehicular access into the site. Should the relocation of the sports facilities to land at Longford Turning prove to be unviable, appropriate consideration will be given to alternative sites on land adjoining the A53 to deliver the proposed relocation, where this meets the requirements of other relevant policies of the Local Plan, and would offer a viable opportunity to support effective pedestrian and cycling movements with the rest of the town. In this scenario the Council will positively consider the release of further land for residential development outside the defined development boundary where this can be clearly shown to provide cross-subsidy support for the proposed relocation.	Clarification	Shropshire Council A0124
MM186	Page 226	Policy S11.1 Schedule S11.1(i) Site MDR012 2nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's overall sustainability.	Clarification	Shropshire Council A0378 A0402
MM187	Page 227	Policy S11.1 Schedule S11.1(i) Site MDR034 2nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's sustainability.	Clarification	Shropshire Council A0378 A0402
MM188	Page 231	Policy S11.2 Schedule S11.2(i) Site HHH001 & HHH014 3rd paragraph	Site design and layout will be of a high quality and positively respond to its location. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Hodnet Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. <u>Such recommendations may include good quality timber joinery detailing and a palate of materials informed by, and in keeping with, the local vernacular.</u>	Clarification	Shropshire Council A0348
MM189	Page 243	Policy S14.1 New paragraph and renumber paragraphs 7 and 8	<u>7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Oswestry and Park Hall on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</u> 78. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council. 89. The emerging Oswestry Transit Corridor Study will provide further guidance with regard to the relationship between Gobowen and Oswestry. This document will indicate the type of infrastructure sought to increase the linkages between the two settlements, including the type of transport to be promoted and funded through a phased approach.	Clarification	Shropshire Council
MM190	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 1st paragraph	A comprehensive development should be undertaken. Design and layout <u>will need to reflect the existing housing development to the south and</u> should <u>also allow for</u> appropriate vehicular, cyclist and pedestrian movement through the components of the site and to the hospital and college.	Clarification	Shropshire Council

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MM191	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM192	Page 245	Policy S14.1 Explanation Paragraph 5.192	Due to the limitations surrounding Oswestry for development, no housing allocations have been made in the town as part of this Local Plan Review. Oswestry's housing requirement is therefore allocated in Park Hall to the north-east. It is acknowledged that Oswestry has a strong need for affordable and specialist dwelling types, and therefore suitable sites are encouraged for affordable exception and cross-subsidy schemes to help meet the unmet need, rather than assign very small housing allocations. Further growth of the town is therefore expected to come through appropriate windfall sites in addition to previously adopted allocations. <u>The need for a comprehensive approach to the development of the Park Hall allocations, across the different land parcels and ownerships, will ensure that appropriate vehicular and pedestrian access links are made between each land parcel and identify appropriate phasing, and that appropriate flood alleviation schemes are developed from the outset and not in a piecemeal manner.</u>	Clarification	Shropshire Council
MM193	Page 246	Policy S14.2 Paragraph 1 (Community Hub Settlements)	Trefonen - Around 55 35 dwellings	Consistency	Shropshire Council A0605
MM194	Page 246	Policy S14.2 Paragraph 6	6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure and water quality and quantity arising from development in Llanymynech and Pant on the integrity of the Montgomery Canal SAC in accordance with Policies DP12, DP14 and DP15. <u>Mitigation measures will be required to remove any adverse effect from light pollution arising from development in Llanymynech and Pant on the integrity of the Tanat and Vyrnwy Bat Sites SAC in accordance with Policies DP12, DP14, DP15 and DP18.</u> Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ruyton XI Towns, St Martins, West Felton and Whittington on the integrity of the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15. <u>Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Western Rhyn, St Martins, Gobowen, Whittington and Trefonen on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Policies DP12, DP14 and DP15.</u> Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Weston Rhyn on the integrity of the River Dee SAC. Mitigation measures for recreational impacts, water quality and quantity and light pollution are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.	Clarification	Shropshire Council
MM195	Page 247	Policy S14.2 Schedule S14.2(i) Site KCK009 2nd paragraph	A proportionate Heritage Impact Assessment <u>including an archaeological assessment (desk based with field work as necessary)</u> should be carried out <u>prior to a planning application</u> and its recommendations taken into account <u>particularly</u> with respect to the impact of development on the significance of the Knockin Conservation Area and its setting; <u>and non-designated archaeological features. The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment.</u>	Clarification	Shropshire Council A0348
MM196	Page 247	Policy S14.2 Schedule S14.2(i) Site LYH007 1st paragraph	Access to be provided through Barley Meadows. Any necessary improvements to the local and strategic road network, including drainage, will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM197	Page 248	Policy S14.2 Schedule S14.2(i) Site LYH007 2nd paragraph	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Llanymynech Conservation Area and its setting. <u>The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment and include a well-designed buffer along the canal frontage.</u>	Clarification	Shropshire Council A0348
MM198	Page 248	Policy S14.2 Schedule S14.2(i) Site PYC021 1st paragraph	Subject to appropriate vehicular access being demonstrated. Any necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM199	Page 249	Policy S14.2 Schedule S14.2(i) Site SMH031 4th paragraph	The site is crossed by a utility sewer , therefore protection measures in the form of an easement width or a diversion of the pipe <u>utility</u> would likely be required which may impact upon the housing density achievable on site. An assessment of the Sewage Pumping Station (SPS) would need to be undertaken to establish whether improvements are required.	Clarification	Shropshire Council A0583

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MM200	Page 251	Policy S14.2 Schedule S14.2(i) Site WHN024 2nd paragraph	A proportionate Heritage Impact Assessment including an archaeological assessment (desk based with field work as necessary) should be carried out and its recommendations taken into account particularly with respect to the impact of development on the significance of the Whittington Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site.	Clarification	Shropshire Council A0348
MM201	Page 254	Policy S15.1 Paragraph 1	Shifnal will fulfil its role as a Key Centre and the largest settlement in the north of the Shropshire Green Belt. Shifnal will be the focus for investment, employment, housing and other developments on the M54/A5 Strategic Corridor through Shropshire with access to Junctions 4 and 3 with proximity to Wolverhampton and the i54 major investment site.	Clarification	Shropshire Council
MM202	Page 254	Policy S15.1 Paragraph 3	3. Shifnal is inset into the Green Belt and planned development will only occur within the development boundary shown on the Policies Map. Development in the Green Belt which is 'appropriate' or which may be permitted in 'very special circumstances' will be considered in accordance with national and local Green Belt policies that specify appropriate land uses and the acceptable 'very special circumstances' for such development.	Correction for consistency	Shropshire Council
MM203	Page 256	Policy S15.1 Schedule S15.1(i) Site SHF013 4th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM204	Page 257	Policy S15.1 Schedule S15.1(i) Site SHF015 & SHF029 7th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM205	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 6th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM206	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 8th paragraph	Revells Rough to be protected and buffered by both developments with conservation and enhancement of the woodland through development of SHF023 by the controlling owner. Consideration to be given to resolving the physical separation of sites SHF022 and SHF023 from safeguarded land to the north due to highway capacity constraints on Lamledge Lane with its restricted viaduct over the rail line.	Clarification	Shropshire Council
MM207	Page 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 12th paragraph	Site SHF023 to provide a stronger boundary to the urban area of Shifnal to properly define the Green Belt boundary.	Correction	Shropshire Council
MM208	Page 260	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 1st paragraph	The development of these two inter-related sites will significantly improve the employment land offer, commercial premises, business representation and employment in Shifnal. <u>Due to the size and location of this site it will form a locally and regionally significant employment site, contributing to meeting local needs and accommodating a 30ha contribution towards unmet employment land needs forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM209	Page 260	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 5th paragraph	The development of this site will be in accordance with a masterplan and design code prepared in consultation with the public, National Highways and Shropshire Council. This will represent a significant material planning consideration for any planning application for development of the site. A construction management plan will be prepared to inform the development of the site.	Clarification	Shropshire Council
MM210	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 8th paragraph	Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the local and strategic road network, including M54 Junction 3 and the A41/Stanton Road junction, this will be informed by consultation with Highways England. All necessary improvements to the local and strategic road network will be undertaken.	Clarification	Shropshire Council A0482
MM211	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 11th paragraph	Appropriate public transport links including bus services into Shifnal town should be provided linking to parking facilities on the site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride Demand Responsive Transport service should be investigated in partnership with appropriate local community groups and bus operators.	Correction	Shropshire Council A0621
MM212	Page 268	Policy S16.1 Paragraph 7	The delivery of the North West Relief Road (NWRR) is supported in principle, and as such the proposed line of the road is identified on the Policies Map. Development opportunities between the proposed NWRR and the Development Boundary will be guided by Policy SP10. In this area it is recognised that windfall employment proposals on appropriate sites adjoining the development boundary will be supported in principle where they meet the requirements of Policies SP13 and SP14 and where suitable vehicular access can be provided. <u>Mitigation measures may be required to remove any adverse effects on air quality or water quality or quantity and/or increased recreational impacts arising from development in northern Shrewsbury on the integrity of Hencott Pool, Midland Meres and Mosses Ramsar Site Phase 2, in accordance with Policies DP12, DP14, DP15, DP18 and DP19. Mitigation measures for air quality, water quality and quantity and recreational impacts are identified in the Plan Habitats Regulations Assessment (HRA) and supporting documents.</u>	Clarification	Shropshire Council

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MM213	Page 269	Policy S16.1 Paragraph 8	The extent of the Town Centre and Primary Shopping Area is defined on the Policies Map, and development in this area will be managed by Policy DP9SP12 . Consistent with the aspirations of the Big Town Plan, the defined Town Centre represents a particular opportunity for mixed-use development incorporating retail, leisure, residential and employment. Proposals which support the delivery of the objectives of the Big Town Plan, and which are in line with the other policies of the Local Plan, will be supported. This includes the creation of a corridor of opportunity running from the West End, to the Riverside, to the Northern Corridor to the Flaxmill Maltings. Such development will benefit from and contribute to the vibrancy and character of the area whilst also providing opportunities to diversify and extend the town centre offer.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council Responds to Planning Inspectors Interim Findings
MM214	Page 269	Policy S16.1 Paragraph 9	In recognising the importance of the town's distinctive retail offer as part of a wider mix of main town centre uses, and the need to retain a vital and viable centre, the defined Primary Shopping Area will be the preferred location for new retail development in the town, with proposals being managed by Policy DP9SP12 . This offer will continue to be complemented by the existing facilities at Meole Brace and Sundorne Retail Parks, but the expansion of these areas will generally only be considered for non-high street uses and where it can be demonstrated to have no significant adverse impacts to the Town Centre. There is a presumption against any new edge and out of centre Retail Parks.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council Responds to Planning Inspectors Interim Findings
MM215	Page 270	Policy S16.1 Schedule S16.1(i) Site SHR054a	Development is subject to an appropriate vehicular access being secured from Sundorne Road, which includes the potential for access across the current Shrewsbury Club car park. In this case there is a requirement for compensatory car parking to be delivered on site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM216	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 3rd paragraph	Appropriate vehicular access will be provided from Mytton Oak Road. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM217	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 6th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. <u>These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM218	Page 272	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 4th paragraph	The quality, design, mix and layout of housing provided will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan. <u>In addition to meeting local needs, 300 of the dwellings on this site constitute part of the contribution to the unmet housing need forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings Correction	Responds to Planning Inspectors Interim Findings Shropshire Council
MM219	Page 272	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 5th paragraph	To the north of the site, opportunities for the enhancement of the town's Park and Ride offer will be delivered, linked to the Council's Park and Ride Strategy. A minimum of 5 hectares of employment land will be provided, utilising opportunities associated with the creation of any new Park and Ride facility, and focussing on the delivery of high quality and flexible employment provision, supporting the objectives of Policy SP13SP12 .	Responds to Planning Inspectors Interim Findings Correction	Responds to Planning Inspectors Interim Findings Shropshire Council
MM220	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 9th paragraph	Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM221	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 New paragraph following that regarding a park and ride	<u>Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Consistency and Clarification	Shropshire Council A0124
MM222	Page 274	Policy S16.1 Schedule S16.1(i) Site SHR145 1st paragraph	Appropriate vehicular access will be provided off Hereford Road to serve the development and the adjacent park and ride site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM223	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 6th paragraph	A sustainable movement strategy is delivered, incorporating appropriate access from Ellesmere Road as well as the delivery of a suitable internal road network. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) ;	Clarification	Shropshire Council A0482

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MM224	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 9th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. <u>These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM225	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 2nd paragraph	The site is capable of delivering a range of employment uses, including B2 and B8, although the strategic nature of the site lends itself to the development of high quality uses capable of generating a significant number of jobs, in line with the Shropshire Economic Growth Strategy and Policy ies <u>SP12 and SP13.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM226	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 3rd paragraph	An appropriate vehicular access will be created from the A49 and all necessary improvements to the Local and Strategic Road Networks will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM227	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 7th paragraph	A heritage assessment will be required to inform the site's layout and massing, and the site must be read within the context of its <u>location within the settings of a number of designated heritage assets on</u> Haughmond Hill, including <u>and Queen Eleanor's Bower ringwork, both Scheduled Monuments. A masterplan should be prepared to guide the design of development, including building height and materials, based on the outcome of this heritage assessment.</u> The heritage assessment will also address any impact on non-designated archaeology potentially on site. <u>Any loss of, or harm to, non-designated archaeological features will be mitigated by a comprehensive excavation of the site prior to the commencement of development, the results of which should be made publicly accessible.</u>	Clarification	Shropshire Council A0348
MM228	Page 278	Policy S16.1 Explanation Paragraph 5.225	The strategy also reflects the potential development opportunities presented by the delivery of the North West Relief Road (NWRR). The NWRR is proposed to deliver a new single carriageway road linking the northern and western parts of the town between the Ellesmere Road and Churncote roundabouts. The NWRR will be subject to a planning application in 2021, and whilst the Local Plan does not pre-determine the outcome of these considerations, it is appropriate for the NWRR to provide important context regarding the delivery of development given the extent of the plan period to 2038. Of most direct consequence, development allocated at Ellesmere Road (SHR173) will only commence when the NWRR is operational, in light of the direct traffic mitigation the proposed NWRR is forecast to achieve as a result of the reduction in cross town movements. Policy S16 also identifies the potential for additional windfall commercial development between the development boundary and the NWRR once constructed, where an appropriate access can be achieved. In looking at commercial windfall opportunities in this area particular regard will be had to the objectives of relevant Whole Estate Plans where they have been endorsed by the Council as a material planning consideration in line with Policy SP15. It is also recognised given the role of the town as a strategic centre, there may be other commercial opportunities arising during the lifetime of the Plan on land not allocated for this purpose. In these circumstances the Plan supports commercial windfall development where this is in line with Policy <u>ies</u> SP12 and SP13.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM229	Page 279	Policy S16.2 Paragraph 6	Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Bayston Hill and Cross Houses on the Bomere and Shomere Pools Ramsar site and for Cross Houses on the Berrington Pool Ramsar site in accordance with Policies PD12, DP14 and DP15. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Baschurch on the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15 and for water quality and quantity on the Fenemere Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Hanwood and Longden on Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Clarification	Shropshire Council
MM230	Page 276	Policy S16.2 Schedule S16.2(i) Site BAY039 1st paragraph	The development will incorporate an appropriate access and make any necessary improvements to the local and strategic road network, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482

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MM231	Page 283	Policy S16.2 Schedule S16.2(i) Site BOM020 5th paragraph	Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. <u>Any development proposals should include a ball strike assessment to evaluate the risk arising from cricketing activities on the sports pitch to the south of the site. Any mitigation measures identified in the assessment should be maintained in perpetuity.</u>	Clarification	Shropshire Council A0124
MM232	Page 283	Policy S16.2 Schedule S16.2(i) Site FRD011 3rd paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM233	Page 294	Policy S17.4 Explanation Paragraph 5.250	RAF Shawbury is an important defence establishment, training students from across the UK Armed Services and international partners <u>an important defence establishment, training students from across the UK Armed Services and international partners</u> key Royal Airforce Training Facility, adjoining Shawbury village's north-western development boundary. <u>Development in Shawbury village and within designated MOD safeguarding zones for this facility should specify that ensure future occupiers are aware that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MM234	Page 300	Policy S18.2 Schedule S18.2(i) Site PPW025 4th paragraph	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Prees Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. including Tudor House and associated barn. <u>The design of the new development should be comparable in scale and form to adjacent buildings within the Conservation Area, particularly with respect to layout, scale, form and materials and should include a landscape buffer to the heritage assets to the south of the site.</u>	Clarification	Shropshire Council A0348
MM235	Page 302	Policy S19 Paragraph 3	To inform this redevelopment, a comprehensive masterplan <u>and phasing strategy</u> will be prepared for the site and then adopted by Shropshire Council <u>as material planning considerations</u> . The masterplan, <u>phasing strategy</u> and resultant redevelopment will comply with the following site guidelines:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM236	Page 302	Policy S19 Paragraph 3 (a)	The quantity, <u>and quality of,</u> design, <u>and the</u> mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM237	Page 302	Policy S19 Paragraph 3 (c)	The local centre will comprise of an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlements community on land fronting the A41. The local centre will ensure future occupiers of the site benefit from access to local facilities, as such its timely provision is an important consideration and will be directly linked to provision of housing on the site <u>and therefore will be reflected in the phasing strategy.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM238	Page 302	Policy S19 Paragraph 3 (d)	Green infrastructure <u>and open space</u> provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks <u>and areas of public open space</u> on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site. These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>	Responds to Planning Inspectors Interim Findings	Shropshire Council A0124 Responds to Planning Inspectors Interim Findings
MM239	Page 302	Policy S19 Paragraph 3 (e)	1ha of land will be provided for a primary school, <u>the timing for the transfer of this land will be set out in the phasing strategy.</u> This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and crucially, serve the needs of the new development.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM240	Page 302	Policy S19 Paragraph 3 (f)	Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the local and strategic road network including the A41/A53 Tern Hill roundabout will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Any necessary recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout will be implemented.	Clarification	Shropshire Council A0482

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MM241	Page 303	Policy S19 Paragraph 3 (h)	Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage <u>the impact of</u> noise arising from the adjacent airfield and nearby roads <u>on residents and other users of the site.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM242	Page 303	Policy S19 Paragraph 3 (j)	Any contaminated land on the site will be appropriately <u>remediated and</u> managed.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM243	Page 303	Policy S19 Paragraph 3 (k)	The nearby River Tern and RAF Tern Hill Local Wildlife Sites will be appropriately buffered. Ancient woodland and priority habitats on the site will be retained and an appropriately buffered. A sustainable juxtaposition will be created between <u>the</u> built form and trees <u>and hedgerows.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM244	Page 303	Policy S19 Paragraph 3 (m)	The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will <u>then</u> form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM245	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6	<p><u>Clive Barracks, Tern Hill will be the subject of a comprehensive mixed-use redevelopment to provide a range of local services and facilities, around 750 dwellings, around 6ha of employment land and extensive open space and green infrastructure. It is important that this mix of uses is achieved in order to create a sustainable and thriving new settlement. Paragraphs 3a-3d of this policy provide further detail on this mix of uses and document specific requirements for each; Paragraphs 3e-3m then address other key requirements of the development. These requirements are consistent with and intended to be read and applied alongside the requirements of the other policies of the Local Plan.</u></p> <p><u>Paragraph 3a of this policy addresses housing, which will represent a significant component of the development of the site. It specifies that the quantity, quality of design, mix and layout of housing must respond to the site and the constraints and opportunities that it presents – many of which are drawn out within the subsequent site guidelines. In so doing, regard must be given to the requirements of other relevant policies within the Local Plan, including SP3, SP5-SP7, DP1-DP3, DP11, DP12, DP14-DP23, DP25, DP27 and DP28. (plus the new policy on meeting the housing needs of older people and those with disabilities and special needs).</u></p> <p><u>Paragraph 3a also requires new housing provision on the site to respond to identified local needs, recognising that one of the primary reasons that Shropshire Council seeks to facilitate appropriate new housing development is to meet the diverse housing needs of our communities. This requirement is consistent with and complementary to the requirements of other Local Plan policies, including Policies SP5-SP7 and DP1-DP3. (plus the new policy on meeting the housing needs of older people and those with disabilities and special needs).</u></p> <p><u>Paragraph 3b of this policy addresses employment, which also represents an intrinsic element of the future development of the site. Paragraph 3b specifies that the delivery of employment will occur alongside the housing development. The phasing will be agreed through the Phasing Strategy during the masterplanning stage and subsequent planning application process.</u></p> <p><u>Paragraph 3b also requires the employment provision on the new Strategic Settlement to be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy. Paragraph 2 of the policy specifies the quantity of employment land required, specifically around 6ha. With regard to the appropriate quality of employment development, this is defined within relevant policies of the Local Plan, including SP3, SP5, SP6, SP13, SP14, DP11, DP12, DP14-DP23, DP25, DP27 and DP28.</u></p> <p><u>Recognising the need for flexibility to respond to arising opportunities and changing markets; the lead-in period prior to the development of the Clive Barracks, Tern Hill, Strategic Settlement; and the period of time over which this development will occur, the policy provides a level of flexibility about the specific forms of employment to be provided. However, to reiterate, the employment provision will be expected to contribute towards the objectives of the Shropshire Economic Growth Strategy and will also comply with the requirements of the wider policies of the Local Plan, including Policies SP13-SP14.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM246	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (continued)	<p><u>Paragraph 3c of this policy addresses the new local centre, which will provide a focal point for the new and nearby communities. This local centre will include an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlement's community on land fronting the A41. The specific range of facilities will be determined through the masterplanning and subsequent planning application process. However, it will be sufficient to ensure that the future occupiers benefit from access to a range of local facilities.</u></p> <p><u>Furthermore, as specified within Paragraph 3c, the delivery of the local centre will occur alongside and directly linked to the housing development. Specific phasing will be agreed during the masterplanning and subsequent planning application process, however it will be important for these facilities to be available early in the development process.</u></p> <p><u>Paragraph 3d of this policy addresses green infrastructure and open space. The policy requires green infrastructure provision and open space provision to be of an appropriate quantity and quality. An appropriate quantity and quality of green infrastructure and open space will be responsive to the site and its specific constraints and opportunities, informed by the masterplanning process. It will also be consistent with the requirements of other relevant policies within the Local Plan, including Policies SP3, and DP14-DP17.</u></p> <p><u>Paragraph 3e of this policy addresses primary school provision, which is necessary to meet the future needs of the sites occupiers and also provides an opportunity to enhance provision to the communities in the wider area. This policy specifically requires the provision of 1ha of land for the provision of a primary school on the site. The formation of this new primary school will be funded via developer contributions consistent with Policy DP25 of the Local Plan and potentially complemented by any other identified relevant funding sources. Developer contributions may also be required for other education provision. However, this will be determined through the future masterplanning and planning application process.</u></p> <p><u>It is understood that there is currently no requirement for the provision of new healthcare facilities within the site. Should this position change, consideration will be given to the provision of facilities through the masterplanning process and at the planning application stage.</u></p> <p><u>Paragraph 3f of this policy addresses highway matters. It requires development of the Strategic Settlement to be accompanied by any necessary improvements in order to achieve appropriate access points into both the eastern and western portions of the site (which is sub-divided by the A41) and any necessary improvements to the local and strategic road network. One particular improvement that will be required to the strategic road network is an upgrade to the A41/A53 Tern Hill roundabout. Improvements to highway infrastructure will be informed by and positively respond to an appropriate transport assessment Local Plan Policy DP28 provides guidance on what constitutes an appropriate transport assessment. In summary, this is an assessment which employs a methodology and reaches conclusions that are agreed by the Local Highway Authority and where relevant, National Highways.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM247	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (further continued)	<p><u>Paragraph 3f of this policy also requires an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout. The scope and suitability of this assessment and any necessary mitigation resulting from its recommendations must be consistent with the requirements of Local Plan Policy DP18 and will be considered through the planning application process.</u></p> <p><u>Paragraphs 3h and 3i also both relate to pollution and public amenity matters. Specifically, Paragraph 3h relates to noise and Paragraph 3i relates to contaminated land.</u></p> <p><u>Noise is an important consideration on the Clive Barracks, Tern Hill, Strategic Settlement due to its location adjoining an active airfield and in proximity to both the A41 and A53. Paragraph 3h of this policy identifies a number of mechanisms that will be utilised to appropriately manage noise, these are acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers). However, other mechanisms may be appropriate to complement those identified within the policy. The specific package of measures and their appropriateness will be informed by a noise assessment, which must be consistent with the requirements of Policy DP18 and will be considered during the planning application process.</u></p> <p><u>Contaminated land is also an important consideration on this site, given the past defence uses that have taken place. Paragraph 3j of this policy specifies that any contaminated land will be appropriately remediated and managed. The identification and appropriate remediation and management of contaminated land will be informed by an appropriate assessment, which must be consistent with the requirements of Policy DP18 and will be considered during the planning application process.</u></p> <p><u>Paragraph 3g of this policy relates to pedestrian and cycle infrastructure. The policy specifies that appropriate pedestrian and cycle links will be provided to and through the site, with particular links to the proposed primary school and local centre. Provision will also specifically include the enhancement of the underpass of the A41 in order to provide effective and attractive pedestrian and cycle link between the north-eastern and south-western components of the Strategic Settlement. These links must be consistent with the requirements of other relevant policies within the Local Plan, including Policies SP3, DP25 and DP28.</u></p> <p><u>Appropriate pedestrian and cycle links to and from the site will provide connectivity into the wider pedestrian and cycle network, allowing residents of the Strategic Settlement and those living in the surrounding area to walk and cycle between the Strategic Settlement and the surrounding area.</u></p> <p><u>Appropriate pedestrian and cycle link within the site will provide future residents (and those coming into the Strategic Settlement) with the opportunity to utilise these active modes of transport to access the local centre, employment provision, open space, and any other key locations within the Strategic Settlement.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM248	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (further continued 2)	<p><u>Paragraph 3i of this policy recognises the relationship between the Clive Barracks, Tern Hill, Strategic Settlement and the adjoining Airfield. It provides certainty that development of the Strategic Settlement will not impede the operation of the airfield and associated transmitter/receiver facilities. This will be informed by engagement with the MOD during the masterplanning and planning application process.</u></p> <p><u>The Clive Barracks, Tern Hill, Strategic Settlement contains and is in proximity to a wide range of natural environment assets. As specified within Paragraph 3k of this policy, it is important for these assets to be protected and appropriately buffered when development occurs. The protection and appropriate buffering of a natural environment asset must be responsive to the relevant asset and consistent with the requirements of other relevant Policies in this Local Plan, including Policies DP12 and DP14-DP16.</u></p> <p><u>Paragraph 3k also requires a sustainable juxtaposition between built form and trees and hedgerow to be created, which will be informed by the masterplanning and planning application process. In so doing, the development must be consistent with the requirements of other relevant Policies in this Local Plan, including Policies DP12 and DP14-DP16.</u></p> <p><u>Paragraph 3l of this policy requires the design and layout of new development to reflect and respect the sites heritage, heritage assets on the site and any relationship to heritage assets in the wider area. Other Local Plan policies also address the protection of our historic environment and the requirements of these policies must also be complied with, including Policy DP23.</u></p> <p><u>Paragraph 3m of this policy requires the development of the Clive Barracks, Tern Hill, Strategic Settlement to incorporate appropriate sustainable drainage. Appropriate sustainable drainage will be informed by a sustainable drainage strategy prepared for the site which is compliant with the requirements of other policies in the Local Plan, including Policy DP22.</u></p> <p><u>Paragraph 3m of this policy also specifies that new development will be excluded from areas where residual surface water flood risk remains and area located within flood zones 2 and/or 3. This requirement is consistent with and complementary to the requirements of Policy DP21 of the Local Plan.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM249	Page 304	Policy S20 Paragraph 2	The new settlement will be formed through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure. <u>600 of the dwellings on this site form part of the contribution to the unmet housing need forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM250	Page 304	Policy S20 Paragraph 3 (d).	d) Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site. These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM251	Page 304	Policy S20 Paragraph 3 (g)	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM252	Page 307	Policy S21 Introduction	7. Strategic Site Policy 7.1. This section of the Local Plan contains the policy relating to the Strategic Site at RAF Cosford.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM253	Pages 307-308	Policy S21	<p>S21. Strategic Site: RAF Cosford</p> <p>1. RAF Cosford will become a strategic site, complementing and enabling growth aspirations in the east of the County. Employment and training provision on this strategic site will facilitate the sustainable growth of the local economy and contribute to meeting the employment needs of nearby Albrighton.</p> <p>2. The strategic site consists of around 221ha of land, over half of which is previously developed. The site is inset in the Green Belt, in recognition of its existing and future operational areas and requirements. However, Green Belt is retained between Cosford and Albrighton to maintain a strategic gap, in recognition of their unique identities and characteristics and the operational requirements of the Strategic Site. The location and extent of the site is identified on the Policies Map.</p> <p>3. The strategic site will build upon its existing role as a centre of excellence for both UK and International Defence Training, host a specialist aviation academy, support opportunities to co-locate other Ministry of Defence units and activities, facilitate the intensification and expansion of the RAF Museum Cosford and allow the formation of a new headquarters for the Midlands Air Ambulance Charity. These complementary uses will each benefit from their co-location and support the establishment of an internationally renowned facility.</p> <p>4. Development of the various elements of this site will be coordinated and complementary. This will be informed by the preparation of detailed masterplans for each element of the site, informed by proactive engagement, including with relevant landowners/occupiers of the wider Strategic Site; and will subsequently be adopted by Shropshire Council. These masterplans and any resultant development will comply with the following site guidelines:-</p> <p>a. Any new development required to support Ministry of Defence activities will through their design, layout and use of green infrastructure, complement the high quality character of the existing site.</p> <p>b. The element of the site identified on Figure S21.1 for the Midlands Air Ambulance Charity headquarters and its ancillary uses will be used only for this purpose. Development and use of this element of the site must not adversely impact on Ministry of Defence operations at RAF Cosford. The northern boundary of this component of the site will be subject to substantial appropriate boundary landscaping in order to create a defensible Green Belt boundary. The headquarters building and ancillary uses will be of high quality and sustainable design, creating a fitting home for this much valued charity.</p> <p>c. Any new development required to support the expansion of The RAF Museum Cosford will be of a high quality design and layout which will complement existing iconic museum buildings and the relationship with an operational airfield.</p> <p>d. Where development increases use of Cosford Railway Station, commensurate and viable improvements to the railway station, station cycle parking and station car parking will be provided to support sustainable travel to and from the development and the wider strategic site.</p> <p>e. Appropriate improvements to existing access points will be undertaken and any additional access points and vehicular links within the site will be appropriately designed and constructed.</p> <p>f. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM254	Pages 307-308	Policy S21 (continued)	<p>g. Appropriate pedestrian and cycle links will be provided through the site, taking into account that public access is restricted within parts of the site. This should include improvements to the existing links between the railway station, The RAF Museum Cosford and new Midlands Air Ambulance Charity headquarters. Consideration should also be given to opportunities for improvements to pedestrian and cycle links into Albrighton.</p> <p>h. Existing open space, sports and recreational buildings and land, including playing fields, will be maintained, unless an assessment concludes that it is clearly surplus to requirements or equivalent/better provision is made, in terms of quantity and quality in a suitable location.</p> <p>i. Appropriate green infrastructure provision will be made, including areas of public open space (taking into account that public access is restricted within parts of the site). Green infrastructure provision will incorporate and enhance the key green infrastructure corridors and networks within and in proximity of the site.</p> <p>j. Natural environment assets on and in proximity to the site, including mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Appropriate provision will also be made for protected species, where relevant.</p> <p>k. The high quality design and layout of new development proposals will reflect and respect the site's heritage, heritage assets on the site and any relationship with heritage assets within the wider area. Listed and locally important buildings on the site will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>l. Noise, odour and any contaminated land will be appropriately considered and if necessary mitigated.</p> <p>m. Any new development on the site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding new development from the affected areas. New development will also be excluded from the very small portion of the site located in flood zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p> <p>n. Opportunities to reinforce Green Belt boundaries, reduce and mitigate impacts on the Green Belt and enhance beneficial use of the Green Belt will be included as part of any new development proposals as set out in Green Belt Policy SP11. Compensatory provision to the Green Belt will include appropriate additional planting to improve visual amenity and biodiversity and creation of linkages to green infrastructure networks and corridors beyond the site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM255	Pages 308-311	Policy S21 Explanation	<p>Explanation</p> <p>7.2. RAF Cosford is a military base and airfield located wholly in the Green Belt, to the north west of Albrighton. The site is also occupied by the Midlands Air Ambulance Charity, West Midlands Police and the renowned RAF Museum Cosford.</p> <p>7.3. RAF Cosford is currently a major part of the Defence College of Technical Training (DCTT). It is at the centre of the RAF's mission to deliver flexible, affordable, modern and effective technical training that meets the needs of the UK's Armed Forces now and into the future.</p> <p>7.4. The Ministry of Defence (MOD) is undertaking a 'Defence Optimisation Programme' the aim of which is to create a smaller and significantly better estate that effectively supports our armed forces, and their role in protecting the security, independence and interests of the UK at home and abroad.</p> <p>7.5. Within this review, as a result of its strategic location, existing built estate, the important role the site plays in defence training and its future potential, RAF Cosford has been designated a 'receiver site' and will have an important role to play in the future optimisation of the MOD estate.</p> <p>7.6. Cosford has since been referenced within the 'Better Defence Estate Strategy' as centre of excellence for both UK and International Defence Training. The document also refers to the relocation of 4 School of Technical Training from MOD St Athan to RAF Cosford.</p> <p>7.7. Furthermore, as part of its future strategy, the DCTT is reviewing capacity at RAF Cosford, linked to their aspiration to exploit opportunities for technical training consolidation. Whilst this work is ongoing, estimates from DCTT high level strategic estate planning indicate that over the next 10+ years RAF Cosford would see in the region of an additional 1,500 people (staff and student population), although this could potentially increase further dependant on the outcome of the ongoing work.</p> <p>7.8. Work is also being undertaken by the MOD to capture and consolidate information on the feasibility of other potential non-DCTT moves to RAF Cosford.</p> <p>7.9. To support these various activities, there will be a need to intensify the use of existing facilities and undertake new development to provide additional necessary facilities. This will likely include additional training facilities, technical accommodation and domestic accommodation.</p> <p>7.10. Plans to form a specialist aviation academy, called the Whittle Engineering Academy, at RAF Cosford have recently been announced by the Aviation Skills Partnership in collaboration with Midlands Engine, the RAF, Air Cadets and Telford College. This is a major initiative to address demand for trained entrants to the Aviation Industry across all jobs, roles and skills in accordance with the Government's Green Paper Aviation 2050: The Future of UK Aviation. It also further elevates the importance of this location for UK aviation and potentially creates hundreds of new jobs at the site.</p> <p>7.11. The RAF Museum Cosford is dedicated to the history of aviation and in particular the RAF. As such the museum provides an important record of our aviation and RAF history, whilst also representing a nationally significant visitor attraction. The RAF Museum Cosford also hosts the ever popular Cosford Air Show. The RAF Museum Cosford have announced ambitious plans for a £40 million investment programme over 10 years to intensify and expand the museum site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM256	Pages 308-311	Policy S21 Explanation (continued)	<p>7.12. The Midlands Air Ambulance Charity (MAAC) currently operates and funds three air ambulances covering six Midlands counties including Gloucestershire, Herefordshire, Shropshire, Staffordshire, Worcestershire and the West Midlands. The area is home to around 6 million people and since 1991, the Charity have undertaken over 50,000 missions, making them one of the busiest ambulance services in the UK.</p> <p>7.13. The charity responds to some of the most traumatic incidents including cardiac arrests, road traffic collisions and sports injuries. The aircraft reaches remote locations to attend to patients unreachable by land ambulance. The air ambulance is an essential and emergency public service.</p> <p>7.14. The MAAC require a new headquarters in order to combine two of their The MAAC requires a new headquarters to future proof the region's essential helicopter led emergency services and accommodate the projected 4% annual increase in demand for the service. The co-location of facilities at this new headquarters will enable the charity to optimise all aspects of its operations, including medical, training and charitable ancillary services.</p> <p>7.15. The new MAAC headquarters will act as the hub for operations, supplemented by a series of regional sites across the six Counties of Gloucestershire, Herefordshire, Shropshire, Staffordshire, the West Midlands and Worcestershire. When combined, the service network will maximize the efficiency of the charity and increase capacity via extended operating schedules. Alongside providing enhanced service provision, the new MAAC headquarters will support the sustainability of the charity, for example by increasing potential for community engagement and events, whilst providing a high-quality modern training facility and permanent office accommodation.</p> <p>7.16. The location identified for the new MAAC headquarters and associated facilities within the RAF Cosford Strategic Site is identified on Figure S21.1 below. This area is defined by Neachley Lane to the east, the railway line to the south, a wooded area to the west and runs through an agricultural field to the north. The Strategic Site guidelines require the establishment of an appropriate northern boundary for this element of the site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM257	Page 315	Appendix 2 Paragraph A2.2	<p>Where a SAMDev Plan allocation is 'saved' it will continue to form part of the Local Plan for Shropshire. The 'saved' status applies to the site location, extent, development guidelines and approximate provision figures identified within the SAMDev Plan. <u>The location and extent of these sites is identified on the Policies Map, the development guidelines and approximate provision figures are summarised within the following table.</u></p>	Clarification - for clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided.	Shropshire Council
MM258	Pages 316-323	Appendix 2 Schedule A2 - All	<p><i>The list of proposed 'saved' site allocations is updated to reflect build out between the 31st March 2019 and 31st March 2021. See following sub-schedule.</i></p>	Clarification - the list of proposed 'saved' site allocations is updated to reflect build out between the 31st March 2019 and 31 st March 2021.	Shropshire Council
MM259	Pages 316-323	Appendix 2 Schedule A2 - All	<p><i>For clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided. See following sub-schedule.</i></p>	Clarification - for clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided.	Shropshire Council

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MM260	Page 324	Appendix 3 Schedule A3 Policy SP4	<table border="1" data-bbox="736 226 1620 478"> <tr> <td data-bbox="736 226 842 478">SP4</td> <td data-bbox="842 226 1020 478">Sustainable Development</td> <td data-bbox="1020 226 1620 478"> <ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report. </td> </tr> </table>	SP4	Sustainable Development	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report. 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
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MM261	Page 325	Appendix 3 Schedule A3 Policy SP12	<table border="1" data-bbox="736 554 1620 848"> <tr> <td data-bbox="736 554 842 848">SP12</td> <td data-bbox="842 554 1020 848">Strategic Economic Growth Strategy</td> <td data-bbox="1020 554 1620 848"> <ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies (LEGS) 2020 – 2025: <ol style="list-style-type: none"> a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. M54 Growth Corridor – Strategic Options Study (2019) </td> </tr> </table>	SP12	Strategic Economic Growth Strategy	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies (LEGS) 2020 – 2025: <ol style="list-style-type: none"> a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. M54 Growth Corridor – Strategic Options Study (2019) 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
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MM262	Page 326	Appendix 3 Schedule A3 New Policy Between Current Policies DP1 and DP2	<table border="1" data-bbox="736 894 1685 1020"> <tr> <td data-bbox="736 894 842 1020">DP2</td> <td data-bbox="842 894 1020 1020"><u>Housing Provision for Older People and those with Disabilities and Special Needs</u></td> <td data-bbox="1020 894 1685 1020"> <ol style="list-style-type: none"> 1. <u>Local Plan Additional Sustainability Assessment (2023).</u> 2. <u>Local Plan Habitats Regulations Assessment (2020).</u> 3. <u>Shropshire Strategic Housing Market Assessment (2020).</u> 4. <u>Shropshire Housing Strategy.</u> 5. <u>Adult Social Care Strategy (2018) / People's Strategy (in development).</u> 6. <u>Dementia Friendly Housing Guide.</u> </td> </tr> </table>	DP2	<u>Housing Provision for Older People and those with Disabilities and Special Needs</u>	<ol style="list-style-type: none"> 1. <u>Local Plan Additional Sustainability Assessment (2023).</u> 2. <u>Local Plan Habitats Regulations Assessment (2020).</u> 3. <u>Shropshire Strategic Housing Market Assessment (2020).</u> 4. <u>Shropshire Housing Strategy.</u> 5. <u>Adult Social Care Strategy (2018) / People's Strategy (in development).</u> 6. <u>Dementia Friendly Housing Guide.</u> 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
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MM263	Page 332	Appendix 3 Schedule A3 Policy S21	<table border="1" data-bbox="736 1066 1605 1514"> <thead> <tr> <th colspan="3" data-bbox="736 1066 1605 1100">Strategic Site Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="736 1100 813 1514">S21</td> <td data-bbox="813 1100 961 1514">RAF Cosford</td> <td data-bbox="961 1100 1605 1514"> <ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018) 4. Shropshire Water Cycle Study (2020). 5. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 6. Shropshire Open Space Needs Assessment (2019). 7. Shropshire Green infrastructure Strategy (2020). 8. Shropshire Playing Pitch and Open Space Strategy (2020). 9. Shropshire Indoor Sports Facilities Strategy. 10. Shropshire Green Belt Assessment (2017). 11. Shropshire Green Belt Review (2018). 12. Shropshire Green Belt Exceptional Circumstances Statement (2020). </td> </tr> </tbody> </table>	Strategic Site Policy			S21	RAF Cosford	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018) 4. Shropshire Water Cycle Study (2020). 5. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 6. Shropshire Open Space Needs Assessment (2019). 7. Shropshire Green infrastructure Strategy (2020). 8. Shropshire Playing Pitch and Open Space Strategy (2020). 9. Shropshire Indoor Sports Facilities Strategy. 10. Shropshire Green Belt Assessment (2017). 11. Shropshire Green Belt Review (2018). 12. Shropshire Green Belt Exceptional Circumstances Statement (2020). 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
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MM264	Page 333	Appendix 4 Schedule A4 Policy SP2	SP2	Strategic Approach	<p>1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>2. Net additional dwellings in the rural area.</p> <p><u>3. Dwellings completed on sites identified to contribute towards the unmet housing need forecast to arise in the Black Country – 600 of the dwellings on BRD030; 300 of the dwellings on SHR060, SHR158 & SHR161; and 600 of the dwellings on the Former Ironbridge Power Station Strategic Settlement.</u></p> <p>34. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>45. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres; <u>and</u> the Strategic Settlements and the Strategic Site.</p> <p>56. Amount of floorspace developed for employment by type in the rural area.</p> <p><u>7. Employment land developed on the site identified to contribute towards the unmet employment land need forecast to arise in the Black Country – 30ha of the employment land on SHF018b & SHF018d.</u></p> <p>68. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plans.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM265	Page 334	Appendix 4 Schedule A4 Policy SP4	SP4	Sustainable Development	<p>1. The development management process:</p> <p>a. Granting planning permission for the development of the sites allocated for housing, employment, mixed use and other development in this Local Plan and any formal Neighbourhood Plans.</p> <p>b. Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan.</p> <p>2. All elements and scales of the development industry operating in Shropshire.</p> <p>1. Not additional dwellings in the urban area Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>2. Not additional dwellings in the rural area.</p> <p>3. Amount of floorspace developed for employment by type in the urban area Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres, the Strategic Settlements and the Strategic Site.</p> <p>4. Amount of floorspace developed for employment by type in the rural area.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM266	Page 335	Appendix 4 Schedule A4 Policy SP12	SP12	<p>Shropshire Economic Growth Strategy</p> <p>1. The adoption and implementation of this policy. 2. The development management process. 3. Implementing the Corporate Plan, Commercial Strategy, Investment Strategy and Communications Strategy with the Shropshire Business Board Plan and other strategies and actions plans. 4. Working in partnership with other organisations, funding bodies, businesses and developers.</p>	<p>1. Business demography profile. 2. Changes to the economic structure of the local economy.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM267	Page 337	Appendix 4 Schedule A4 New Policy Between Current Policies DP1 and DP2	DP2	<p><u>Housing Provision for Older People and those with Disabilities and Special Needs</u></p> <p>1. <u>The development management process.</u> 2. <u>All elements and scales of the development industry operating in Shropshire.</u></p>	<p>1. <u>The number of Planning Permissions granted with conditions relating to M4(2) and M4(3) standards.</u> 2. <u>The number of older person specific dwellings permitted in Shropshire.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM268	Page 342	Appendix 4 Schedule A4 Policy DP31	DP31	<p>Managing Development and Operation of Mineral Sites</p> <p>1. The development management process.</p> <p>1. Proportion of planning consents which reference the Policy within Planning conditions. <u>2. Number of Planning Committee Reports / Officer Reports for mineral proposals which reference Policy DP31.</u></p>		Responds to Minerals & Waste Hearing Session	Hearing (Q59-69)
MM269	Pages 342-343	Appendix 4 Schedule A4 Policies S1-S18	S1-S18	<p>Settlement Policies by Place Plan Area</p> <p>1. Where relevant, the masterplan processes. 2. The development management process: a. Granting planning permission for the development of the sites allocated for housing, employment, mixed-use and other development in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan. 3. All elements and scales of the development industry operating in Shropshire. 4. The Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plan process. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.</p>	<p>1. Progress preparing relevant masterplans. 2. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 3. Net additional dwellings in the rural area. 4. <u>Dwellings completed on sites identified to contribute towards the unmet housing need forecast to arise in the Black Country – 600 of the dwellings on BRD030; 300 of the dwellings on SHR060, SHR158 & SHR161; and 600 of the dwellings on the Former Ironbridge Power Station Strategic Settlement.</u> 45. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 56. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 67. Amount of floorspace developed for employment by type in the rural area. 8. <u>Employment land developed on the site identified to contribute towards the unmet employment land need forecast to arise in the Black Country – 30ha of the employment land on SHF018b & SHF018d.</u> 79. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM270	Page 344	Appendix 4 Schedule A4 Policy S20	S20	Former Ironbridge Power Station	1. The masterplan process. 2. The development management process. 3. The Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plan process. 4. All elements and scales of the development industry operating at the Former Ironbridge Power Station. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at the Former Ironbridge Power Station (<u>of which 600 dwellings constitute part of the contribution to unmet housing need forecast to arise within the Black Country</u>). 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at the Former Ironbridge Power Station. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at the Former Ironbridge Power Station. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																												
MM271	Page 344	Appendix 4 Schedule A4 Policy S21	S21	RAF Cosford	1. The masterplan process. 2. The development management process. 3. Those parties operating from the RAF Cosford Strategic Site.	1. Progress preparing masterplans for the various components of the Strategic Site. 2. Planning applications for development at the RAF Cosford Strategic Site.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																												
MM272	Page 347	Appendix 5 Schedule A5(ii) Trefonen Community Hub	<table border="1"> <thead> <tr> <th rowspan="2">Settlement</th> <th rowspan="2">Place Plan Area</th> <th rowspan="2">Residential Development Guidelines</th> <th rowspan="2">Total Residential Completions (2016/17, 2017/18 and 2018/19)</th> <th colspan="3">Total Residential Commitments</th> <th rowspan="2">Windfall Allowance</th> </tr> <tr> <th>Total Residential Completions (2016/17, 2017/18 and 2018/19)</th> <th>Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)</th> <th>Local Plan Allocations</th> </tr> </thead> <tbody> <tr> <td>Trefonen</td> <td>Oswestry</td> <td>5535</td> <td>2</td> <td>3</td> <td>0</td> <td>0</td> <td>5030</td> </tr> </tbody> </table>					Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations	Trefonen	Oswestry	5535	2	3	0	0	5030	Consistency	Shropshire Council A0605								
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MM273	Page 348	Appendix 5 Schedule A5(iii) Clive Barracks, Tern Hill	<table border="1"> <thead> <tr> <th>Strategic Settlement</th> <th>Residential Development Guidelines</th> <th>Expected Delivery During the Local Plan period</th> </tr> </thead> <tbody> <tr> <td>Clive Barracks, Tern Hill</td> <td>750</td> <td>550 350</td> </tr> </tbody> </table>					Strategic Settlement	Residential Development Guidelines	Expected Delivery During the Local Plan period	Clive Barracks, Tern Hill	750	550 350	Correction	Shropshire Council																					
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MM274	Page 349	Appendix 6 Paragraph A6.1	<p>Schedule A6 summarises the employment land supply at 31 March 2019 by Place Plan Area. The supply identifies the currently available land in the Strategic Centre, Principal Centres and Key Centres and in all Community Hubs within each Place Plan Area, all Community Clusters within a Place Plan Area and in the wider Countryside within a Place Plan Area, where land has been made available through the planning process. It identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified employment development guidelines. <u>It also identifies those settlements with employment sites preferred for Recycling and Environmental Industries or employment sites dedicated to a single occupier, further information is provided within relevant sites development guidelines, as documented within either the Schedules of Policies S1-S21 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u></p>					Responds to Planning Inspectors Interim Findings	ID29 Response / Hearing (Q80)																											
MM275	Page 359	Appendix 7 Schedule A7 Clive Barracks, Tern Hill	<table border="1"> <thead> <tr> <th>Site Allocation Reference Site Allocation Name Settlement</th> <th>Place Plan</th> <th>Residential Guideline</th> <th>Employment Guideline</th> <th>Short-Term (2020/21 – 2024/25)</th> <th>Medium-Term (2025/26 – 2029/30)</th> <th>Long Term (2030/31 – 2034/35)</th> <th>Long Term (2035/36 – 2037/38)</th> <th>Beyond the Plan Period (2038+)</th> </tr> </thead> <tbody> <tr> <td>Clive Barracks, Tern Hill</td> <td>Strategic Settlement</td> <td>750</td> <td>6ha</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Clive Barracks, Tern Hill</td> <td>Strategic Settlement</td> <td>750</td> <td>6ha</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Site Allocation Reference Site Allocation Name Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21 – 2024/25)	Medium-Term (2025/26 – 2029/30)	Long Term (2030/31 – 2034/35)	Long Term (2035/36 – 2037/38)	Beyond the Plan Period (2038+)	Clive Barracks, Tern Hill	Strategic Settlement	750	6ha						Clive Barracks, Tern Hill	Strategic Settlement	750	6ha						Correction of figures to ensure consistency with Policy S19	Shropshire Council
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MM277	Page 359	New Appendix 8: Existing Permitted Quarries	<p>Appendix 8: Existing Permitted Quarries in Shropshire</p> <p>A8.1 Schedule A8 identifies the active quarries within Shropshire (as at 01/04/2023). This list of active quarries will be kept up to date within the Council's Authority Monitoring Report (AMR).</p> <p style="text-align: center;">Schedule A8: Active Quarries in Shropshire</p> <table border="1"> <thead> <tr> <th>Quarry Name</th> <th>Status</th> <th>Operator</th> <th>Location</th> <th>Mineral Type</th> </tr> </thead> <tbody> <tr> <td><u>Bayston Hill Quarry</u></td> <td><u>Operational</u></td> <td><u>Tarmac Ltd</u></td> <td><u>Sharpstone Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0AW</u></td> <td><u>Crushed Rock</u></td> </tr> <tr> <td><u>Bridgwalton Quarry</u></td> <td><u>Operational</u></td> <td><u>Salop Sand and Gravel Supply Co Ltd</u></td> <td><u>Telegraph Lane, Morville, Bridgnorth, Shropshire, WV16 4RJ</u></td> <td><u>Sand and Gravel</u></td> </tr> <tr> <td><u>Bromfield Quarry</u></td> <td><u>Operational</u></td> <td><u>Bromfield Sand and Gravel</u></td> <td><u>Station Lane, Bromfield, Ludlow, Shropshire, SY8 2JR</u></td> <td><u>Sand and Gravel</u></td> </tr> 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Please Note: Within this track changes document, all Policy/Paragraph references are as within the Submission draft Shropshire Local Plan. However, within the Track Changes Version of the Draft Shropshire Local Plan, policy references will display as at the policy reference at the time of the proposed main modification. This is because policy references constitute hyperlinks to aid navigation of the draft Shropshire Local Plan.

Draft Shropshire Local Plan: Appendix 1: Sub-Schedule of Proposed Main Modifications

June 2023



Sub-Schedule Summarising Main Modifications (MM) 255 and 256							
Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
MD5: Sites for Sand and Gravel Working	Wood Lane North Extension	Rural	Ellesmere	Mineral	Saved	<p>Development subject to:</p> <p>1. The completion of a project-level Habitats Regulations Assessment (HRA) in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12;</p> <p>2. The effects of the development on hydrogeology and hydrology will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures;</p> <p>3. Further assessment and mitigation measures to adequately control adverse impacts on the natural environment including dust, sediment and pollution;</p> <p>4. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>5. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits, particularly in relation to the nearby Colemere Ramsar Site;</p> <p>6. further assessment and appropriate mitigation measures to address potential impacts on heritage assets since a there is a Scheduled monument and listed buildings within 700m;</p> <p>7. further consultation and appropriate mitigation measures to reflect the fact that the site is within an airfield safeguarding zone to address the potential safety impact of any plant structures and bird strike issues;</p>	<u>N/A</u>
MD5: Sites for Sand and Gravel Working	Gonsal Extension	Rural	Shrewsbury	Mineral	Saved	<p>Development subject to:</p> <p>1. the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements;</p> <p>2. further assessment and appropriate mitigation measures to address potential impacts on residential amenity for properties along the site boundary and the edge of the village of Condover which would be in the prevailing wind (dust and noise issues would require mitigation);</p> <p>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>4. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits;</p> <p>5. further assessment and appropriate mitigation measures to address potential impacts on the setting of historic environment assets, including Condover Hall listed building and school (700m) and Condover registered park and garden (100m).</p>	<u>N/A</u>
MD5: Sites for Sand and Gravel Working	Morville Extension	Rural	Bridgnorth	Mineral	Saved	<p>Development subject to:</p> <p>1. further assessment and appropriate mitigation measures to address potential impacts on adjacent residential properties;</p> <p>2. measures to control any potential cumulative impacts associated with concurrent or sequential mineral extraction operations served by the same highway access;</p> <p>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>4. a site restoration scheme which will be designed to deliver significant wildlife benefits.</p>	<u>N/A</u>
S1: Albrighton	Land at White Acres (ALB003)	Albrighton	Albrighton	Residential	Saved	<p>Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.</p>	<u>20 dwellings</u>
S1: Albrighton	Land east of Shaw Lane (ALB002)	Albrighton	Albrighton	Residential	Saved	<p>The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought. Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children's play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village. Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.</p>	<u>180 dwellings</u>

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S2: Bishop's Castle	Schoolhouse Lane East (BISH013)	Bishop's Castle	Bishop's Castle	Residential	Saved	<u>Subject to suitable and satisfactory vehicular access via the B4384, sensitive and careful landscaping to minimise the visual impact when viewed from the AONB and the retention of existing tree and hedge lines where possible.</u>	<u>40 dwellings</u>
S2: Bishop's Castle	Land at Bishops Castle Business Park, Phase 2	Bishop's Castle	Bishop's Castle	Employment	Saved	<u>Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Bishop's Castle Business Park which is reaching full capacity. Committed with detailed permission SS1989/01127 for Class B2 uses the land requires to be made readily available through the provision of highway accesses from Phase 1 and through the servicing of the land into development plots to be marketed to end users.</u>	<u>2.8 hectares of employment land</u>
S2: Bishop's Castle	Timber Yard / Station Yard (BUCK001)	Bucknell	Bishop's Castle	Residential	Saved	<u>Development to deliver a mixed use residential and employment development to provide: i) 70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop; ii) new employment units to accommodate existing / new businesses in the town possibly including existing timber yard enterprises.</u>	<u>70 dwellings</u>
S2: Bishop's Castle	Land to the rear of Horseshoe Road (CHIR001)	Chirbury	Bishop's Castle	Residential	Saved	<u>The Parish Council prefer that development should be in at least two phases, be accessed suitably and appropriately from the A490 and that an area of open space, to act as a buffer to the existing properties on Horseshoe Road, is provided.</u>	<u>30 dwellings</u>
S2: Bishop's Castle	Land at Turnpike Meadow (CLUN002)	Clun	Bishop's Castle	Residential	Saved	<u>Development to deliver a minimum of 60 dwellings on a site area with the capacity to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development.</u>	<u>60+ dwellings</u>
S2: Bishop's Castle	South of Telephone Exchange (LYD007)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>8 dwellings</u>
S2: Bishop's Castle	North of Telephone Exchange (LYD008)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>5 dwellings</u>
S2: Bishop's Castle	Former Garage (LYD009)	Lydbury North	Bishop's Castle	Residential	Saved	<u>Brownfield redevelopment opportunity on an under used and visually intrusive former garage site including an existing residential bungalow, which is expected to remain on the site. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate 2 new dwellings subject to dwelling type and size and the impacts of a covenant affecting part of the site.</u>	<u>2 dwellings</u>
S2: Bishop's Castle	Land adjacent to Church Close (LYD011)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.</u>	<u>4 dwellings</u>
S3: Bridgnorth	Land north of Wenlock Road, Tasley (BRID001/BRID020 b)	Bridgnorth	Bridgnorth	Mixed-Use	Saved	<u>Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health & fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).</u>	<u>200 dwellings</u>
S3: Bridgnorth	Land north of Church Lane, Tasley (BRID020a)	Bridgnorth	Bridgnorth	Residential	Saved	<u>Residential development, subject to the provision of public open space that extends the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.</u>	<u>300 dwellings</u>
S3: Bridgnorth	Land at Tasley south of the A458 bypass (ELR011/a)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.</u>	<u>6.7 hectares of employment land (Net of landscaping)</u>

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S3: Bridgnorth	Land at Tasley south of A458 at Tasley (ELR011/b)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.</u>	<u>6.6 hectares of employment land (Net of landscaping)</u>
S3: Bridgnorth	Land at Old Worcester Road (W039)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for employment uses with a presumption in favour of the development of recycling and environmental industries. A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site, with the objective of implementing appropriate surface water management measures to keep the affected areas in open use.</u>	<u>1.5 hectares of employment land</u>
S3: Bridgnorth	Land opposite 6 Station Road (DITT005)	Ditton Priors	Bridgnorth	Residential	Saved	<u>Development to be small scale and in keeping with the surrounding village character.</u>	<u>12 dwellings</u>
S3: Bridgnorth	Pheasant Inn (NEE001)	Neenton	Bridgnorth	Residential	Deleted		
S3: Bridgnorth	Morville Quarry Extension	Rural	Bridgnorth	Mineral	Saved	<u>Development is subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessment and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity.</u>	<u>20.8 (0.7 million tonnes)</u>
S4: Broseley	Land south of Avenue Road ELR017	Broseley	Broseley	Employment	Saved	<u>Site allocated for employment-related development: small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required and the layout and design must respect the character and significance of the Conservation Area.</u>	<u>1.3 hectares of employment land</u>
S5: Church Stretton	School Playing Fields (CSTR018)	Church Stretton	Church Stretton	Residential	Deleted		
S5: Church Stretton	Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Church Stretton	Church Stretton	Residential	Saved	<u>Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary.</u>	<u>50 dwellings</u>
S5: Church Stretton	Springbank Farm (ELR078)	Church Stretton	Church Stretton	Employment	Saved	<u>Development of class B1 uses will be subject to satisfactory and appropriate vehicular access and ecological assessment. The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.</u>	<u>1.3 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Tenbury Road (CMO002)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved Deleted		
S6: Cleobury Mortimer	Land at New House Farm (CMO005)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.</u>	<u>7 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Cleobury Mortimer	Cleobury Mortimer	Employment	Saved	<u>Suitable for the full range of Class B1, B2, B8 employment uses. Development subject to appropriate access off Tenbury Road or via existing estate access and appropriate drainage scheme (part of site with planning permission 12/00782/OUT).</u>	<u>0.7 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Little Stocks Close (KLT001)	Kinlet	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off the B4194. To incorporate foot path connection to existing footpath on Little Stocks Close and sensitive design compatible with existing housing in the village. A 50/50 split of market/affordable housing is sought.</u>	<u>20 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to adjacent to Old Station Business Park (ELR071)	Rural	Cleobury Mortimer	Employment	Saved	<u>Sensitive growth of Class B1, B2, B8 employment uses at Old Station Business Park. Development subject to appropriate access. Should include compensatory screening.</u>	<u>0.3 hectares of employment land</u>
S7: Craven Arms	Land off Watling Street, Craven Arms (CRAV002)	Craven Arms	Craven Arms	Residential	Deleted		

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S7: Craven Arms	Land between Watling Street and Brook Road (CRAV003 & CRAV009)	Craven Arms	Craven Arms	Residential	Saved	<u>CRAV003 is the larger site with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 situated to the rear to provide up to a total of 235 dwellings. These combined sites require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The proposals should conserve the mature trees within the site. These two sites will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required to widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the junction with Long Lane.</u>	<u>235 dwellings</u>
S7: Craven Arms	Land off Watling Street (east) (CRAV004 & CRAV010)	Craven Arms	Craven Arms	Residential	Saved	<u>Site CRAV004 (35 dwellings) is in an elevated position and will require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The development of the adjoining site CRAV010 (25 dwellings) will replace the partially finished care home with dwellings to meet local needs. The archaeological significance of both sites must be investigated.</u>	<u>60 dwellings</u>
S7: Craven Arms	Land adjoining Clun Road / Sycamore Close (CRAV024)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation requires a suitable access from Clun Road with pedestrian and cycling access to the site and ideally linking with site CRAV004 and the adjoining residential development. This steeply sloping site must address surface water runoff to prevent discharge to the highway.</u>	<u>25 dwellings</u>
S7: Craven Arms	Land at Newington Farmstead (CRAV030)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation will provide key worker accommodation tied to the new EQL abattoir on Newington Food Park to the north. Newington Farmstead and The Lodge (Grade II Listed) are expected to be served from the proposed new junction to the A49 with their existing accesses then being closed to vehicular traffic. Redevelopment and conversion of the farmstead must respect the architectural value of the buildings and conserve the setting of the listed Lodge. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required. Development of this land must also provide significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	<u>5 dwellings</u>
S7: Craven Arms	Land at Newington Farm (ELR053)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation dedicated solely for the development of a Class B2 abattoir and processing plant for Euro Quality Lambs (EQL). This is intended to create the Newington Food Park which will also include support services for the operation of the new abattoir and a strategic highway junction with the A49 trunk road constructed in conjunction with the development of site ELR055. This extensive strategic employment allocation requires appropriate schemes for design and materials, flood alleviation, drainage, tree and woodland protection and ecological, archaeological and landscape character mitigation recognising the situation of the site in relation to the strategic flood plain, the Grove parkland and the Area of Outstanding Natural Beauty.</u>	<u>8 hectares of employment land</u>
S7: Craven Arms	Land west of A49 (ELR055)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation for offices, industrial and warehousing (use classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 and to help address access issues around the Long Lane level crossing. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road. Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway drainage and significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	<u>2.5 hectares of employment land</u>
S7: Craven Arms	Land North of Long Lane	Craven Arms	Craven Arms	Employment	Saved	<u>Site committed for employment uses which is capable of accommodating the development of recycling and environmental industries</u>	<u>3.5 hectares of employment land</u>
S8: Ellesmere	Land South of Ellesmere (ELL003a)	Ellesmere	Ellesmere	Residential	Saved	<u>Development of site is subject to: appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved whilst retaining and enhancing existing ecological features.</u>	<u>250 dwellings</u>
S8: Ellesmere	Land off Grange Road (ELR075)	Ellesmere	Ellesmere	Employment	Saved	<u>Site has been re-allocated to support a key local employer which has a current detailed permission LN2003/00036 for a Class B2 expansion of their existing enterprise on 1.2 hectares of the site. The full extent of the allocated land at 3 hectares may be developed subject to evidence to show the developability of the additional 1.8 hectares of land over and above the current commitment. A specific Flood Risk Assessment is required to investigate the developable area of the site.</u>	<u>3 hectares of employment land</u>

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S8: Ellesmere	Ellesmere Business Park, Phase 2 (ELR074)	Ellesmere	Ellesmere	Employment	Saved	Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Ellesmere Business Park which is reaching full capacity. Committed with outline permission 12/01562/OUT for Class B1/B2/B8 uses the land requires to be made readily available through the provision of a highway access from Phase 1 and through the servicing of the land into development plots to be marketed to end users. Committed for employment uses the site is capable of accommodating the development of recycling and environmental industries.	6.2 hectares of employment land
S8: Ellesmere	Land South of Ellesmere (ELL003b)	Ellesmere	Ellesmere	Leisure / Tourism	Saved	Development of site is subject to: appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather than town centre, such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre.	18 hectares of employment land
S8: Ellesmere	Land to the West of Cockshutt (CO002a and CO002b)	Cockshutt	Ellesmere	Residential	Saved	Development is subject to further assessment of groundwater flooding issues and appropriate drainage design and measures to avoid the potential for adverse impacts on either the playing field or the Jubilee field, suitable in principle for 10 homes on 2 separate sites of around 5 dwellings.	10 dwellings
S8: Ellesmere	Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Cockshutt	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Land South of Chapel House Farm (CO018)	Cockshutt	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Ravenscroft Haulage Site (DUDH006)	Dudleston Heath	Ellesmere	Residential	Saved	Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20 dwellings
S8: Ellesmere	Land South of Cairndale (TET001)	Tetchill	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Land adjacent to St Andrew's Church (WFTN002)	Welsh Frankton	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Wood Lane Quarry Extension	Rural	Ellesmere	Mineral	Saved	Further extension of the site is subject to Policy and further assessment of the potential impact on nearby heritage assets.	14.1 (1.4 million tonnes)
S9: Highley	Land off Rhea Hall/Coronation Street (HIGH003)	Highley	Highley	Residential	Deleted		
S10: Ludlow	Land south of Rocks Green (LUD017)	Ludlow	Ludlow	Residential	Saved	Subject to access off the A4117. Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, and to foot/cycle path to Eco Park. To include provision to enable access to potential future development area to the south.	200 dwellings
S10: Ludlow	Land east of Eco Park (LUD034)	Ludlow	Ludlow	Residential	Saved	Subject to access off Sheet Road and highways improvements if required, landscaping to account of wider setting, provision of open space. To include provision to enable access to potential future development area to the north.	80 dwellings
S10: Ludlow	Land east of Eco Park (ELR059)	Ludlow	Ludlow	Employment	Saved	To accommodate B1 employment use. To incorporate quality of design in keeping with the standards at the existing Eco Park. Subject to access off Sheet Road and highways improvements, if required. To include provision for access to potential future development area to the north.	2.5 hectares of employment land
S10: Ludlow	Land south of Sheet Road (ELR058)	Ludlow	Ludlow	Employment	Saved	To accommodate range of B1/B2/B8 employment uses. Subject to access off Sheet Road and highways improvements, if required. Subject to appropriate design, landscape buffering and screening.	3.5 hectares of employment land
S10: Ludlow	Onibury Farm (ONBY003)	Onibury	Ludlow	Residential	Saved	Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.	8 dwellings

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S11: Market Drayton	Land off Rush Lane (West) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.</u>	<u>110 dwellings</u>
S11: Market Drayton	Land off Rush Lane (East) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements with potential for a new access off the A53, cycle and pedestrian links towards the town centre, provision of flood mitigation measures, open space and a landscaped buffer along the A53 bypass.</u>	<u>214 dwellings</u>
S11: Market Drayton	Land between Croft Way and Greenfields Lane (MD010 and MD028)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements to Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and provision of open space.</u>	<u>76 dwellings</u>
S11: Market Drayton	Sych Farm (Phase 2) ELR023/ELR024	Market Drayton	Market Drayton	Employment	Saved	<u>Development to serve a full range of Class B uses including the development of recycling and environmental industries, subject to the provision of a suitable and safe highway access and drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.</u>	<u>16 hectares of employment land</u>
S11: Market Drayton	Land West of Manor Farm Drive (HIN002)	Hinstock	Market Drayton	Residential	Saved	<u>Development of bungalows is sought. Development subject to satisfactory access, layout and design.</u>	<u>8 dwellings</u>
S11: Market Drayton	Land at Bearcroft (HIN009)	Hinstock	Market Drayton	Residential	Saved Deleted		
S11: Market Drayton	Land to rear of Shrewsbury Street (HOD009)	Hodnet	Market Drayton	Residential	Saved	<u>Subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of the existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>
S11: Market Drayton	Land off Station Road (HOD010)	Hodnet	Market Drayton	Residential	Saved	<u>Low density development subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a new footway between the new road junction at Station Road and Shrewsbury Road. Sustainable drainage techniques should be used in accordance with Policy CS18 for the disposal of surface water from the site and any surface water draining to a watercourse should be limited by on site storage, if necessary.</u>	<u>30 dwellings</u>
S11: Market Drayton	Shrewsbury Street Farm (HOD011)	Hodnet	Market Drayton	Residential	Saved	<u>Development of terraced dwellings. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>
S11: Market Drayton	Part of land off Dutton Close (STH002)	Stoke Heath	Market Drayton	Residential	Saved	<u>Development of northern part of site, adjoining Dutton Close and incorporating redevelopment of disused social club. A mix of housing is sought. Subject to retention of existing trees and retention and enhancement of existing recreation facilities.</u>	<u>20-25 dwellings</u>
S12: Minsterley – Pontesbury	MIN002/MIN015 Hall Farm, Minsterley	Minsterley	Minsterley and Pontesbury	Mixed-use	Saved	<u>Mixed use development: New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farmstead and layout at Hall Farm. Development, including dwelling capacity, will be subject to the need to respect and enhance the character of the heritage asset, including the adjoining listed building and its setting, also to ecological, open space and other requirements. A roadside footway to provide improved pedestrian access is sought. Appropriate small scale, light industrial/commercial and business uses will be preferred for buildings retained on the site, with retail, other than farm shop enterprises or small scale ancillary retail, limited except as allowed by permitted development provisions.</u>	<u>17 dwellings</u>
S12: Minsterley – Pontesbury	MIN007 Callow Lane Minsterley	Minsterley	Minsterley and Pontesbury	Residential	Saved Deleted		

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S12: Minsterley – Pontesbury	Hall Bank- Pontesbury PBY018/29	Pontesbury	Minsterley and Pontesbury	Mixed-use	Saved	<u>Housing is allocated, as part of a mixed use development on the site, for approximately 60 dwellings and a small scale convenience retail store to serve the needs of the key centre/village and its rural hinterland. Development proposals will need to be in line with the key centre role identified in CS3 and CS15 and meet the requirements of Policies MD10a and MD10b. The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site. Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits. The development, including housing capacity, will take into account and make provision for flood zone, topography, trees and hedgerows and other site constraints. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment. As part of the development, linkages to the recreation area and footpath will be retained and where appropriate improved. Phasing to facilitate appropriate local delivery of housing and to allow required improvements to local infrastructure will be sought. Development should be phased to secure delivery of development first at the western end of the site, subject to constraints such as nursery relocation.</u>	<u>60 dwellings</u>
S12: Minsterley – Pontesbury	Land off Minsterley Road- Pontesbury PBY019	Pontesbury	Minsterley and Pontesbury	Residential	Saved	<u>Development subject to satisfactory access off the A488, layout and design. A sensitively designed and laid out development will be required to reflect the topography and sensitivity of the site and residential amenities of adjoining dwellings.</u>	<u>16 dwellings</u>
S14: Oswestry	Land off Whittington Road (OSW004)	Oswestry	Oswestry	Residential	Saved	<u>Development subject to the access, layout and landscaping of the site, securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort. A master plan is required for the development of the site which will apply the following design principles: 1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting; 2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved; 3. Development should be designed to allow views and glimpses of the Hillfort from within the site; 4. The layout of development, in its form, massing, height and roofscape design will be designed to minimise the landscape impact; 5. A landscape plan will be required to design a landscape buffer aligning the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site; 6. Street lighting should be designed to minimise light pollution and sky glow; 7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape. In addition to these design principles, development to be subject to pedestrian and cycle path links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort. Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</u>	<u>117 dwellings</u>
S14: Oswestry	Eastern Gateway Sustainable Urban Extension (OSW024)	Oswestry	Oswestry	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S14.1.1) and an adopted SUE masterplan. Development to include: a mix of new housing; land for community facilities and public open space; a network of open space and green infrastructure; a new link Road between Shrewsbury Road and Middleton Road; facilitation through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site; and on site pedestrian/cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East. Drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>900 dwellings</u>
S14: Oswestry	Former Oswestry Leisure Centre (OSW029)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	The Cottams, Morda Road (OSW030)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	Land South of the Cemetery (OSW034, 035 & 045)	Oswestry	Oswestry	Residential	Saved	<u>Development subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery (to be agreed with Oswestry Town Council), due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside.</u>	<u>80 dwellings</u>

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S14: Oswestry	Alexandra Road Depot (OSW033)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	Richard Burbidge (OSW042)	Oswestry	Oswestry	Residential	Saved	<u>Mixed re-development to deliver sustainable development on brownfield land and the re-use of existing buildings. Redevelopment of the site will need to respect the presence of listed buildings and the former Cambrian railway line, as well as potential constraints such as boundary trees and hedges, adjoining land uses/properties, and access/local highway network.</u>	<u>180 dwellings</u>
S14: Oswestry	Land north of Whittington Road (ELR042)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>2 hectares of employment land</u>
S14: Oswestry	Land south of Whittington Road (ELR043)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.</u>	<u>14 hectares of employment land</u>
S14: Oswestry	Land at Mile End East (ELR072)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension, and landscape buffers to the A5. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>23 hectares of employment land</u>
S14: Oswestry	Land at Southlands Avenue (GOB008)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys.</u>	<u>20 dwellings</u>
S14: Oswestry	Land between A5 and Shrewsbury railway line (GOB012)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design.</u>	<u>90 dwellings</u>
S14: Oswestry	Land north of Lower House (KK001)	Knockin	Oswestry	Residential	Saved Deleted		
S14: Oswestry	Land north of playing fields (LLAN009)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: the provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC.</u>	<u>35 dwellings</u>
S14: Oswestry	Former Railway Land, Station Road (LLAN001)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway.</u>	<u>32 dwellings</u>
S14: Oswestry	Land at Rhos y Llan Farm (STM029)	St Martins	Oswestry	Residential	Saved	<u>Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off/parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.</u>	<u>80 dwellings</u>
S14: Oswestry	Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Whittington	Oswestry	Residential	Saved	<u>Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.</u>	<u>80 dwellings</u>
S14: Oswestry	Land adjacent Kinnerley Primary School (KYN001)	Kinnerley	Oswestry	Residential	Deleted		

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S14: Oswestry	Land west of School Road (KYN002)	Kinnerley	Oswestry	Residential	Saved	<u>Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help address existing parking issues at the school.</u>	<u>12 dwellings</u>
S14: Oswestry	Land at Greenfields Farm (MBK001)	Maesbrook	Oswestry	Residential	Saved	<u>Development subject appropriate drainage design.</u>	<u>4 dwellings</u>
S14: Oswestry	Land adj. to The Smithy (MBK009)	Maesbrook	Oswestry	Residential	Saved	<u>Development will be supported along the main road frontage, subject appropriate drainage design.</u>	<u>5 dwellings</u>
S14: Oswestry	Land at Artillery/ Larkhill/Park Crescent (PARK001)	Park Hall	Oswestry	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>20 dwellings</u>
S14: Oswestry	Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010)	Weston Rhyn	Oswestry	Residential	Saved	<u>Development subject to appropriate drainage design, archaeological assessment including mitigation and biodiversity surveys. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>25 dwellings</u>
S14: Oswestry	Land at the Sawmills, Rhoswiell (WRN016)	Rhoswiell	Oswestry	Residential	Saved	<u>Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>20 dwellings</u>
S15: Shifnal	Land south of Aston Road (SHI004/a)	Shifnal	Shifnal	Residential	Saved Deleted		
S15: Shifnal	Land between Lawton Road and Stanton Road (SHI004/b)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to the compatibility of proposals with the adjoining employment allocations. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>100 dwellings</u>
S15: Shifnal	Land north of Wolverhampton Road (SHI006-a)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to provision of a town park and a strategic pedestrian route to the railway underpass. Drainage/flood risk alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>250 dwellings</u>
S15: Shifnal	Land between Lawton Road and Lamledge Lane (SHI004/c)	Shifnal	Shifnal	Employment	Deleted		
S15: Shifnal	Land at J.N. Bentley Ltd off Lamledge Lane (ELR021)	Shifnal	Shifnal	Employment	Saved	<u>Development for offices, general industrial and warehousing (use classes B1, B2 & B8). Other employment uses may also be appropriate if integrated with the adjoining development of site SHI004.</u>	<u>2 hectares of employment land</u>
S16: Shrewsbury	Land off Ellesmere Road (SHREW073)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land at Ditherington Flaxmill (SHREW198)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Mixed use development to have regard to the adopted masterplan for the re-development of the Flaxmill and adjoining land and buildings, to include approximately 120 dwellings. The redevelopment will comprise of the repair and reuse of historic buildings to create workspace and associated cultural activities, new retail/commercial office and residential development, associated access, landscaping and car parking, with demolition of non-listed 120 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 202 Allocated Site Development Guidelines Provision buildings. A site specific flood risk assessment is required for this site.</u>	<u>120 dwellings</u>
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, the provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane. (Planning permission for parts of the SUE: Garden Centre redevelopment/local centre planning permission reference number: 12/01946/FUL; Sutton Grange (land north of Oteley Road) planning permission reference number: 13/00893/FUL).</u>	<u>950 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</u>	<u>750 dwellings</u>
S16: Shrewsbury	Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between Mytton Oak Road and Hanwood Road. A site specific flood risk assessment is required for this site. (Site with planning permission: Land West of Hanwood Road - planning permission reference number: 13/03285/FUL; Land South of Mytton Oak Road - planning permission reference number: 13/03534/OUT).</u>	<u>550 dwellings</u>
S16: Shrewsbury	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area: (a) Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park; (b) Land off London Road – approximately 400- 450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction opposite to Shrewsbury Business Park.</u>	<u>550-600 dwellings</u>
S16: Shrewsbury	Land off Hillside Drive, Belvidere (SHREW016)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land East of Woodcote Way (SHREW120/R)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land off Shillingstone Drive (SHREW105)	Shrewsbury	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 and 115/ELR006)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.</u>	<u>100 dwellings</u>
S16: Shrewsbury	Land west of Longden Road (SHREW212/09)	Shrewsbury	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land at Corner Farm Drive (SHREW023)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land north of London Road (SHREW001 – part)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to be low density and to be served by new accesses off London Road, to include a landscape buffer to the adjoining Crematorium site and to have a well landscaped eastern edge having regard to the sensitivity of the Severn valley and views to the site from the east.</u>	<u>50 dwellings</u>

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S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.). The strategic employment site has the potential to accommodate a range of types of business uses (B1, B2 and B8), including recycling and environmental industries.</u>	<u>26 hectares of employment land</u>
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land of Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.</u>	<u>9-12 hectares of employment land</u>
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 part/ELR006)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development of southern part of site adjoining ABP premises, subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood 3 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 206 Allocated Site Development Guidelines Provision (hectares) risk mitigation in relation to the Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.</u>	<u>3 hectares of employment land</u>
S16: Shrewsbury	Land east of Battlefield Road (ELR007)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road. Development should have regard to the significance and setting of the Registered Battlefield. A site specific flood risk assessment is required for the site.</u>	<u>2 hectares of employment land</u>
S16: Shrewsbury	Riverside Shopping Centre, Smithfield Road.	Shrewsbury	Shrewsbury	Retail	Deleted		
S16: Shrewsbury	Land at rear of Wheatlands Estate (BAS005)	Baschurch	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land at Station Road (BAS035)	Baschurch	Shrewsbury	Residential	Saved	<u>Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.</u>	<u>40 dwellings</u>
S16: Shrewsbury	Land to rear of Medley Farm (BAS025)	Baschurch	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land to the west of Shrewsbury Road (BAS017)	Baschurch	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Bomere Heath	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land West of Holyhead Road (NESS004 and NESS012 – part)	Nesscliffe	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land off Forge Way, Dorrington (DOR004)	Dorrington	Shrewsbury	Residential	Saved	<u>Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land to the rear of the Old Vicarage, Dorrington (DOR017 – part)	Dorrington	Shrewsbury	Residential	Saved	<u>Development to be accessed off Church Road, with regard required to the relationship of the development to the adjoining site allocated for development off Forge Way.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land opposite School, Condover (CON006)	Condover	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>5-10 dwellings</u>

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S16: Shrewsbury	Land east of the Shrewsbury Road, Condover (CON005)	Condover	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>5-10 dwellings</u>
S16: Shrewsbury	Land west of school (HAN011/R)	Hanwood	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land between Manor Farm and Top Cottages (UFF006/10 – part)	Uffington	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Gonsal Quarry Extensions (M10/11)	Rural	Shrewsbury	Mineral	Saved	<u>Further extension of the site will only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.</u>	<u>44.5 (1.8 million tonnes)</u>
S17: Wem	Land off Pyms Road (WEM003)	Wem	Wem	Residential	Saved	<u>Development subject to an appropriate contribution to traffic management measures, appropriate drainage design and appropriate biodiversity and archaeology surveys. The design of the site may include additional land for community facilities.</u>	<u>100 dwellings</u>
S17: Wem	Land at Tilley (WEM012)	Wem	Wem	Residential	Saved Deleted		
S17: Wem	Land adjacent to Shawbury Rd (ELR031)	Wem	Wem	Employment	Saved	<u>Development to deliver high quality, high tech business or office units and a full range of Class B uses including resource recovery, recycling and other environmental industries, subject to measures to address flood risk and surface water management and measures to protect and enhance protected species and existing tree and hedgerow features.</u>	<u>4 hectares of employment land</u>
S17: Wem	Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Shawbury	Wem	Residential	Saved Deleted		
S18: Whitchurch	Land at Tilstock Road (WHIT009)	Whitchurch	Whitchurch	Residential	Saved	<u>Site to incorporate a range of uses including mixed residential development; land for a new primary school; new sports provision including an additional cricket pitch and new football pitches; and a neighbourhood convenience store. Development subject to a new primary vehicular access on Tilstock Road; a secondary vehicular access on Greenfoot Lane; a new pedestrian crossing on Tilstock Road; and suitable visual impact mitigation measures.</u>	<u>500 dwellings</u>
S18: Whitchurch	Land at Mount Farm (WHIT046)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at Alport Road (WHIT021)	Whitchurch	Whitchurch	Residential	Saved	<u>Development subject to a new primary vehicular access on Alport Road; appropriate highway improvements on Alport Road if required, and landscape mitigation measures.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land West of Oaklands Farm (WHIT051)	Whitchurch	Whitchurch	Residential	Saved	<u>Development to form the residential element of a mixed use scheme to include allocated employment allocation ELR033, and is subject to the following development phasing: Phase 1: Up to 30 dwellings to include a new vehicular access on Waymills and the completion of appropriate visual impact mitigation measures to the eastern and western boundaries of the site; Phase 2: Around 30 dwellings following completion of a separate vehicular access and agreed levels of servicing for employment allocation ELR033.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land North of Mill Park (WHIT033)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at the Oaklands Farm (ELR033)	Whitchurch	Whitchurch	Employment	Saved	<u>Development to form the employment element of the mixed use scheme to include residential allocation WHIT051 and will be subject to agreed phasing. Suitable for B2 and B8 employment uses including facilities for recycling & environmental industries. Development subject to the creation of a separate access to be agreed with the Highways Authority, improvements to Waymills and the Nantwich Road Junction if required, and the creation of suitable landscape and visual buffering between the new employment and residential uses on the wider mixed use scheme.</u>	<u>8.5 hectares of employment land</u>
S18: Whitchurch	Land at Heath Road (ELR035)	Whitchurch	Whitchurch	Employment	Saved	<u>To form a new 'gateway' business park with the development of a suitable range of B1 employment and ancillary uses, and subject to the creation of a new primary vehicular access off the A525 to be agreed with the Highways Authority, improvements to the A525 if required, and appropriate landscape buffering.</u>	<u>11 hectares of employment land</u>
S18: Whitchurch	PRE002/011/12 Land West of Shrewsbury Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to a suitable access off Shrewsbury Street, with any loss of existing dwellings to be compensated within the new development and suitable landscape buffering between the site and Brades Road.</u>	<u>30 dwellings</u>

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S18: Whitchurch	PRE008 Land at Moreton Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to agreed phasing to support the site's contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing.</u> <u>Development also subject to the creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.</u>	<u>40 dwellings</u>
S18: Whitchurch	TIL001 Land at the Vicarage, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.</u>	<u>25 dwellings</u>
S18: Whitchurch	TIL002 Land at Tilstock Close, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only.</u> <u>Development to come forward after 2017 or following the completion of site TIL001.</u>	<u>13 dwellings</u>
S18: Whitchurch	TIL008 Land at Russell House, Tilstock	Tilstock	Whitchurch	Residential	Deleted		
S18: Whitchurch	ASHP002 Land West of Ash Parva	Ash Parva	Whitchurch	Residential	Saved Deleted		
S18: Whitchurch	PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Prees Heath	Whitchurch	Residential	Saved	<u>Development subject to the use of the existing vehicular access off the A41.</u>	<u>5 dwellings</u>