

Draft Shropshire Local Plan 2016 - 2038

Schedule of Proposed Main Modifications

July 2024

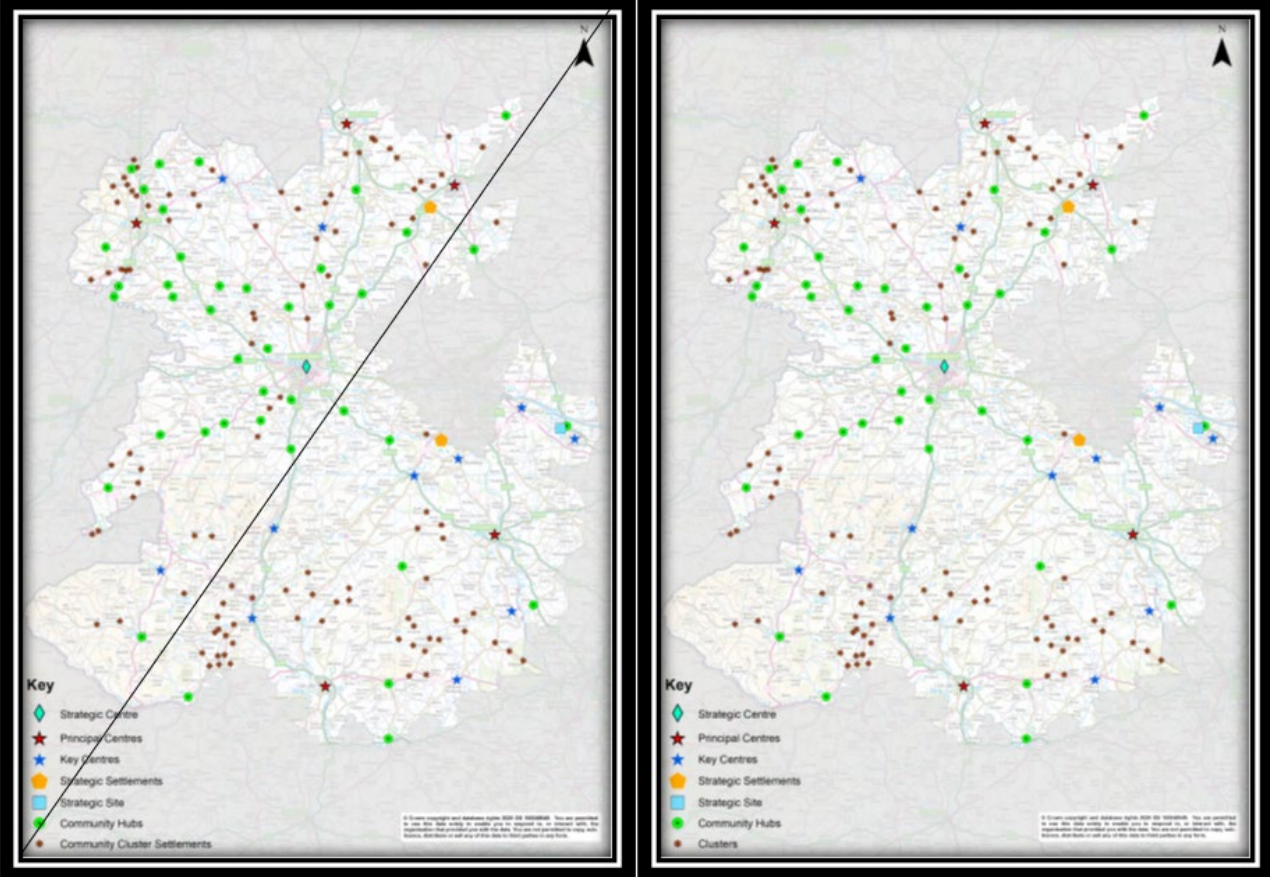


Main Modification Reference	Page	Submission Draft Shropshire Local Plan Policy / Explanation	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u> and explanations provided within <i>Italics</i>	Reason(s)	Source(s)
MM001	Page 13	Policy SP2	<p>SP2. Strategic Approach</p> <p>1. Shropshire will flourish, accommodating investment and new development that contributes to meeting needs and making its settlements more sustainable. New development will be supported by necessary infrastructure and be of a high-quality which positively responds to its setting, local needs and our changing climate.</p> <p>2. Over the plan period from 2016 to 2038, around a minimum of 31,300 <u>30,800</u> new dwellings and around a minimum of 320 <u>300</u> hectares of employment land will be delivered, <u>of which 1,500 dwellings and 30ha of employment land are to contribute to unmet needs forecast to arise within the Black Country.</u> This <u>housing and employment land requirements</u> equates to around 1,423 <u>1,400</u> dwellings and around 14ha of employment land per annum.</p> <p>3. <u>This Local Plan ensures that sufficient land in the right locations is available to achieve these growth aspirations, 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. However,</u> however the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.</p> <p>3.4. Delivery of affordable housing remains a key priority in Shropshire, as such around 7,825 <u>7,700</u> affordable dwellings (equating to around 25% of the total housing requirement) will be delivered during the plan period from 2016 to 2038.</p> <p>4.5. Main town centre uses will be focused into the diverse network of town centres and recognisable high streets across Shropshire. It will complement their scale and character and support appropriate diversification.</p> <p>5.6. To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, new development will be focused in the urban areas identified in Schedule SP2.1. Specifically:</p> <p>a. Shrewsbury will bloom, fulfilling its role as a strategic centre and acting as a focus for well-designed new housing and employment development. This will be supported by the provision of supporting infrastructure, high-quality retail, leisure, transport and other public realm improvements within and on the edge of the town centre in support of the delivery of the Big Town Plan and its related masterplans.</p> <p>b. Principal and Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential.</p> <p>c. Strategic Settlements will form successful, well-designed and sustainable communities, delivering new housing and employment development. They will provide an appropriate mix of housing, employment, local services and facilities and infrastructure.</p> <p>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.</p> <p>6.7. Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in urban areas will be complemented by appropriate new development within Community Hubs, identified in Schedule SP2.2, which are considered significant rural service centres; and to a lesser extent Community Clusters, identified in Schedule SP2.3, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.</p> <p>7.8. The production of formal Neighbourhood Plans will be supported and can identify development opportunities which will complement proposals in this Local Plan. Where appropriate they can also identify additional Community Clusters.</p>	Responds to Planning Inspectors Interim Findings. Correction.	Planning Inspectors Interim Findings. Shropshire Council.

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MM002	Page 14	Policy SP2 Schedule SP2.1	<table border="1" data-bbox="872 310 1576 1255"> <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.	Planning Inspectors Interim Findings.
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MM003	Pages 17-21	Policy SP2 Explanation	<p>Explanation</p> <p>3.3. The National Planning Policy Framework (NPPF) sets out Government's planning policies for England and how these should be applied. With regard to housing need, the NPPF states that "to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for"².</p> <p>3.4. The National Planning Practice Guidance (NPPG) provides details of the Standard Method for assessing Local Housing Need (LHN).</p> <p>3.5. Shropshire Council has undertaken an assessment of the LHN using Government's Standard Methodology, which indicates a housing need of some 25,894 dwellings over the plan period from 2016 to 2038, as at April 2020.</p> <p>3.6. The housing requirement for Shropshire of around 30,800 <u>a minimum of 31,300</u> 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:</p> <ol style="list-style-type: none"> Respond positively to specific sustainable development opportunities; Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire; Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community; 	Responds to Planning Inspectors Interim Findings. Reflecting cessation of the Joint Black Country Local Plan.	Planning Inspectors Interim Findings. Shropshire Council.																										

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			<p>d. Support the diversification of our labour force; and</p> <p>e. Support wider aspirations, including increased economic growth and productivity.</p> <p>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 County Authorities as part of their ongoing plan making process, Shropshire’s housing requirement of around a minimum of 31,300 <u>around a minimum of 31,300</u> 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-S20S21 <u>S20S21</u> of this Local Plan.</p> <p>3.8. The housing requirement for the plan period equates to around 1,423 <u>1,423</u> dwellings per annum. The types of site available to achieve the housing requirement in Shropshire are varied and extensive. They include small, medium and large:</p> <p>a. Sites with planning permission or prior approval;</p> <p>b. Sites with a ‘resolution to grant’ planning permission;</p> <p>c. Saved SAMDev Plan allocations;</p> <p>d. Local Plan allocations; and</p> <p>e. Windfall opportunities, where sites comply with the requirements of this Local Plan.</p> <p>3.9. The range of this supply is unsurprising given the diverse nature of Shropshire which includes a network of Strategic, Principal and Key Centres and an extensive rural hinterland containing hundreds of small rural villages, hamlets and numerous dispersed dwellings.</p> <p>3.10. Having reflected on the various components of the housing land supply and best available information regarding likely timescales for their delivery, past rates of delivery, past trends within the market, known factors which may influence the housing market and housing delivery rates in the short to medium term and the myriad of other factors which are unknown and may influence the housing market and housing delivery rates in the short, medium and long-term, the expected rate of housing delivery over the Local Plan period is around 1,423 <u>1,423</u> dwellings per annum, which is consistent with the annual housing requirement. Whilst it is acknowledged that there will inevitably be fluctuations over time, which may result in annual rates of delivery falling below or exceeding this level, it is expected that this will ‘balance out’ to ensure that the housing requirement is achieved.</p> <p>3.11. As such it is considered that this expected rate of delivery over the Local Plan period of around 1,423 <u>1,423</u> dwellings per annum forms the most robust trajectory of future housing delivery in Shropshire and will be used to assess annual housing delivery.</p> <p>3.12. This is considered a reasonable and precautionary approach to preparing a housing trajectory. This trajectory of future housing delivery will be kept up to date and a revised version published each financial year within Shropshire Council’s Authority Monitoring Report (AMR).</p> <p>3.13. This AMR will be informed by an annual assessment of the five-year housing land supply, a requirement of national policy. The annual assessment of the five-year housing land supply will also highlight any issues with the supply or delivery of new dwellings, and whether there is a need to respond through such measures as preparation of a Housing Delivery Action Plan or Local Plan Review.</p> <p>3.14. Appendix 5 of the Local Plan provides information on the residential completions achieved since the start of the Local Plan period and the various commitments (including allocations) available, which will contribute towards achieving the identified housing requirement.</p> <p>3.15. The provision of affordable housing is a local priority and the demand for such accommodation is well evidenced. For instance, there are in excess of 5,000 households on the Councils Choice based housing register who are looking for homes. Furthermore, the Strategic Housing Market Assessment (SHMA) (2020) for Shropshire concluded that during the Local Plan period from 2016 to 2038 an estimated 799 households per year will require affordable housing.</p> <p>3.16. The Economic Growth Strategy for Shropshire (2017-2021) sets out Shropshire Council’s commitment and ambition to grow the local economy of the County. The Strategy identifies a vision for Shropshire “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”³.</p> <p>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 320ha <u>around a minimum of 320ha</u> 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.</p> <p>3.18. As already stated, effective and on-going joint working between strategic policy-making authorities is an important part of plan-</p>		

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			<p>making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black County Authorities as part of their ongoing plan making process, Shropshire's employment requirement of around 300ha <u>a minimum of 320ha</u> 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-S20<u>S24</u> of this Local Plan.</p> <p>3.19. A sufficient supply of employment land, focused within the urban areas, has been provided to enable choice and competition within the market and to also recognise the diverse needs of different employers, particularly within the Strategic and Principal Centres of Shropshire. The urban areas will also perform their economic roles in support of the employment needs of settlements and communities in the rural areas of the County.</p> <p>3.20. The employment land requirement for the plan period equates to around 14ha of employment land per annum. This annualised requirement forms the basis for assessing annual employment land delivery. The supply and delivery of employment land will be monitored within the AMR.</p> <p>3.21. Appendix 6 of the Local Plan provides information on the employment completions achieved since the start of the Local Plan period and the various commitments (including allocations) available, which will contribute towards achieving the identified employment land requirement.</p> <p>3.22. The strategic approach is to accommodate development in such a way that helps make more sustainable, balanced, vibrant, resilient and self-reliant places in which to live and work.</p> <p>3.23. It represents a sustainable pattern of growth, directing the majority of new development towards the larger settlements with the most extensive range of services, facilities and infrastructure to support new development. These settlements are identified in Schedule SP2.1.</p> <p>3.24. However, it also allows for appropriate levels of development within rural areas, to support the longer-term sustainability of rural communities. Community Hubs which are considered significant rural service centres and Community Clusters which consist of settlements with aspirations to enhance their sustainability, are the focus for rural development. These settlements are identified within Schedules SP2.2 and SP2.3 respectively.</p> <p>3.25. This will be complemented by affordable housing provision for evidenced local needs and appropriate rural employment and economic diversification in the wider rural area.</p> <p>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.</p> <p>3.27. The strategic approach reflects the distinctive, rural nature of Shropshire and the connection between the Strategic Centre of Shrewsbury, the Principal and Key Centres, smaller Community Hub and Community Cluster settlements and the rural areas they serve. It is an approach that seeks to nurture, protect and develop the social and physical fabric of communities, supporting new economic potential within their environmental settings.</p> <p>3.28. The strategic approach also responds directly to the Economic Growth Strategy for Shropshire (2017-2021) and specifically reflects the objective to prioritise investment in strategic locations and growth zones along strategic corridors utilising existing road and rail connections. The strategic corridors are:</p> <ul style="list-style-type: none"> a. Eastern Belt M54/A5/A41/A464/A5 and A454/A458, supporting Shropshire's links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities around Bridgnorth as a Principal Centre within the context of the ongoing Green Belt Review; b. A5 West corridor, including the Principal centre of Oswestry as Shropshire's second largest market town; c. Central Shropshire, focussed primarily on opportunities in Shrewsbury as the County Town and Strategic Centre; d. North East Shropshire and the A41 corridor; including Whitchurch and Market Drayton, and also supporting opportunities connected to the delivery of HS2 in the second half of the Plan period; and e. A49 corridor, including settlements along the corridor especially opportunities around Ludlow as the key historic, market town. 		

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MM004	Page 20	Policy SP2 Figure SP2.1: Map of Shropshire		Update to Figure to ensure consistency with Policies.	Shropshire Council.
MM005	Page 22	Policy SP3	<p>SP3. Climate Change</p> <p>Development in Shropshire will support the transition to a zero-carbon economy in accordance with the policies of the Local Plan by:</p> <ol style="list-style-type: none"> 1. Reducing carbon emissions through a number of means, including: <ol style="list-style-type: none"> a. Minimising the need to travel and maximising the ability to make trips by sustainable modes of transport, including through the urban approach to development identified within Policy SP2; b. Supporting the principle of delivering higher density development on the most accessible urban sites; c. Supporting the transition to a circular economy by reducing waste and maximising the re-use and recycling of material resources; d. Prioritising use of active travel through the creation and enhancement of walking and cycling links within and between new developments and from new developments to existing neighbourhoods and community facilities in accordance with Policy DP28<u>DP29</u>; e. Encouraging new development to link to and where possible integrate public transport; f. Wherever possible, enabling integration of electric vehicle charging infrastructure into new development, in line with the requirements of DP44<u>DP12</u>; and g. Promoting fabric energy efficiency, including as part of the retrofitting of existing buildings. 2. Integrating or supporting both on- and off-site delivery of renewable and low carbon energy, including by: <ol style="list-style-type: none"> a. Integrating renewable and low carbon energy systems into all residential developments of one or more dwellings in line with the requirements of DP44<u>DP12</u>; b. Promoting the productive use of renewable and low carbon energy sources in business in line with the objectives of SP42<u>SP13</u>. c. Supporting the development or extension of district heating and cooling networks; and d. Supporting the development of community energy generation and distribution schemes, where they meet the policy requirements of the Local Plan and any relevant national policy. 3. Maximising carbon sequestration, including by: <ol style="list-style-type: none"> a. Encouraging development to offset its carbon emissions through investment in carbon capture and storage, informed by the Shropshire Climate Change Strategy; 	Clarification. Reflecting wider changes.	Shropshire Council. A0347.

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			<p>b. Seeking opportunities to restore wetlands; and</p> <p>c. Significantly increasing the number of hedgerows, trees and extent of woodland in accordance with the Shropshire Tree and Woodland Strategy.</p> <p>4. Mitigating and adapting to the impacts of climate change, including by:</p> <p>a. <u>Minimising flood risk by avoiding inappropriate development in areas at highest risk of flooding and by integrating</u> Integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;</p> <p>b. Incorporating shade and green infrastructure into the design of new development to reduce overheating;</p> <p>c. Supporting an increase in the extent, interconnectedness and diversity of wildlife habitats and the ecosystem services which they provide; and</p> <p>d. Integrating water efficiency measures <u>(in accordance with Policy DP21)</u> to mitigate the impact of drought and reduce resource and associated energy consumption.</p>		
MM006	Page 25	Policy SP4	<p><u>SP4. Sustainable Development</u></p> <p>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.</p> <p>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.</p> <p>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:</p> <p>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</p> <p>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.</p>	Deletion of Policy agreed during the Stage 1 Hearing Sessions. Responds to Planning Inspectors Interim Findings.	Stage 1 Hearing Sessions. Planning Inspectors Interim Findings.
MM007	Page 25	Policy SP4 Explanation	<p>Explanation</p> <p>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).</p> <p>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>	Deletion of Policy agreed during the Stage 1 Hearing Sessions. Responds to Planning Inspectors Interim Findings.	Stage 1 Hearing Sessions. Planning Inspectors Interim Findings.
MM008	Pages 26-27	Policy SP5	<p>SP5. <u>SP4. High-Quality Design</u></p> <p>1. New development will deliver high quality design by ensuring the creation of better places in which to live and work, improving sustainability, supporting active and healthy lifestyles and ensuring individual and community well-being.</p> <p>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></p> <p>3. Planning applications will set out how these principles have been considered in proportion to and taking into account the scale and type of development, with an emphasis on design quality and consideration of the context, place and local distinctiveness, to ensure the following:</p> <p>a. Design and layout positively responds to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and make efficient use of water, in accordance with relevant policies of this Local Plan;</p> <p>b. Building design and features relating to locally distinctive development, and reinstate local distinctiveness where it has been eroded, or represent an innovative design that will positively contribute to the character, appearance and local identity of an area;</p>	Agreed during the Stage 1 Hearing Sessions. Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Stage 1 Hearing Sessions. Planning Inspectors Interim Findings. Shropshire Council.

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			<p>c. Building scale, proportion, massing and formality responding to the neighbouring and surrounding properties and reinforces road hierarchy;</p> <p>d. Elevations responding to their surroundings and position within the road hierarchy through levels of enrichment (including decorative details such as projecting gables, roof articulation, cill and lintel details, plinths and render banding), balance and proportion, and uniformity/irregularity;</p> <p>e. Fenestration that is appropriate, in terms of size, proportion and arrangement, to the architectural design of the building and responds to local context and identity;</p> <p>f. Extensions to existing dwellings (and other buildings) being appropriately sited and proportionate in scale to the existing structure with roof lines that do not exceed the height of the original building, utilising consistent or complementary materials, finishes and fenestration, and ensuring that they are not overbearing or have an adverse impact on the design, amenity, light and privacy of any neighbouring property;</p> <p>g. Consistency in the quality of design and use of the type and standard of materials across a development, where there are different elements to the scheme, e.g. in developments of mixed affordable and market housing ensuring that these are visually indistinguishable from each other in design and quality, whilst allowing for buildings to be individual and have character in accordance with Policy DP3 <u>DP4</u> Affordable Housing Provision;</p> <p>h. Features that could erode from good design, such as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads being out of public view or are designed to complement the building;</p> <p>i. The health and well-being of neighbours and the other nearby residential, occupiers, business and visitors;</p> <p>j. Principal entrances being located where they benefit from natural surveillance, and are easily identifiable from the public realm.</p> <p>k. Sensitive siting that responds to local identity, whether urban or rural, and the relationship between existing buildings in the streetscene or landscape, including views and vistas, whilst making efficient and effective use of land and topography;</p> <p>l. Relating the design, scale and materials of the building to its function and location within the network or space hierarchy;</p> <p>m. Using materials, and applying them in a way, that reflects those that reinforce local character, such as stone, render, cob, brickwork, slate and thatch, which are applied in a way that references local character or used with innovation; and</p> <p>n. Reinforcing aspects that make a positive contribution to an area's character and locally distinctive identity.</p> <p>4. The level of information to be submitted with a planning application should reflect and be proportionate to the type, size and complexity of the development, and include the necessary relevant supporting information and assessments.</p> <p>5. Permission will be refused for development of poor design and that fails to take the opportunities available for improving the character and quality of an area, the way it functions where it would adversely affect the well-being of others and where inadequate information has been submitted to demonstrate how new development will ensure the quality of design.</p>		
MM009	Pages 27-28	Policy SP5 Explanation	<p>Explanation</p> <p>3.34 <u>3.32</u> Shropshire Council will seek to ensure the delivery of high-quality design in all new development. This will:</p> <p>a. Ensure the creation of better places;</p> <p>b. Promote individual and community well-being; and</p> <p>c. Promote healthy and active lifestyles</p> <p>d. Enhance the way places are enjoyed and experienced by those who live, work or visit.</p> <p>3.35 <u>3.33</u> The Council is especially concerned to ensure that new development maintains and enhances the character, appearance and historic interests of the County's settlements and countryside, including its distinctive landscape in accordance with national planning policy and in particular the design principles set out in the West Midlands Design Charter.</p> <p>3.36 <u>3.34</u> The West Midlands Design Charter is not intended to set local design policies but seeks to provide a clear and consistent understanding of the West Midlands' place-making expectations, create a level playing field for developers across the region, to define 'good design quality' and indicate what is expected from developers when planning applications are submitted.</p> <p>3.37 <u>3.35</u> The Design Charter consists of 12 principles based around the six themes of: Character, Connectivity and Mobility, Future-Readiness, Health and Wellbeing, Engagement and Stewardship and Delivery.</p> <p>3.38 <u>3.36</u> 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.</p> <p>3.39 <u>3.37</u> The level of information to be submitted with planning applications should reflect and be proportionate to the type, size and complexity of the development, and should include the necessary relevant supporting information and assessments.</p> <p>3.40 <u>3.38</u> All planning applications for new development should set out how they comply with Policy SP5 <u>SP4</u>, the principles of the West Midlands Design Charter and comply how they comply with the design requirements of the other policies contained in this Local Plan.</p> <p>3.41 <u>3.39</u> Where development proposals are located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), Policy</p>	Agreed during the Stage 1 Hearing Sessions. Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Stage 1 Hearing Sessions. Planning Inspectors Interim Findings. Shropshire Council. A0627, A0122 and A0488.

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			<p>DP24<u>DP25</u> which addresses the need to achieve highest quality design which respects the natural beauty and built heritage of the Shropshire Hills AONB; enhances the sense of place and local character; and enables better management of wildlife sites, heritage assets or the wider countryside also applies.</p> <p>3.42<u>3.40</u>. Permission will be refused for development of poor design and that fails to take the opportunities available for improving the character and quality of an area, the way it functions, where it would adversely affect the sense of place, the well-being of others and where inadequate information has been submitted to demonstrate how new development will ensure the quality of design.</p>		
MM010	Pages 29-30	Policy SP6	<p><u>SP6- SP5. Health and Wellbeing</u> New development should ensure the health and well-being of individuals, communities and places. This will be achieved by ensuring the quality of life and delivery of community well-being, through the use of land; type of development; the safeguarding, maintenance and improvement of community facilities and services; and by ensuring that the form, design, location and layout of new development enhances community wellbeing. Development proposals should:</p> <ol style="list-style-type: none"> 1. Ensure a high-quality of living and working environment through good design and environmental quality. This includes good location and access; relationship with the existing built, historic and natural environment; and contributing to a sense of place and identity, in accordance with Policy <u>SP4 SP5</u>-(High Quality Design). 2. Where it involves provision of housing, ensure they are of an appropriate type and size; are in the right location; and are built to appropriate internal and external space standards, including the provision of appropriate levels of private and public open space, in accordance with Policies DP1 (Residential Mix), <u>DP2 (Housing Provision for Older People and those with Disabilities and Special Needs)</u> and <u>DP16 DP15</u>-(Open Space). 3. Ensure that new housing is well located to employment opportunities, community services and facilities and transport connections, links and routes. <p>6-4. Consider the ‘10 principles of active design’ set out in Sport England and Public Health England’s Active Design guidance.</p> <p>7-5. Promote safe and well-lit high-quality walking and cycling routes, cycle parking, changing facilities and secure lockers in destinations such as places of work, to increase people’s activity rates. Wherever possible, new development should be located within walking distance of open space - to increase people’s quality of life and enable active and healthy lifestyles.</p> <p>4-6. Be adaptable - creating high quality development which is capable of being modified either for different uses or to suit people with different needs; reducing the opportunity for crime - considering factors such as natural surveillance, boundaries and security features, lighting and the management of public space to promote safe living environments:</p> <ol style="list-style-type: none"> a. Being accessible and inclusive, ensuring that people of any age, gender, ethnicity and ability can use and access the development; and b. Having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour. <p>5-7. Create sustainable communities through the retention of existing and the provision of new community infrastructure that promotes healthy and active lifestyles. This is a priority and ensures that people have the opportunity to exercise and improve their health by:</p> <ol style="list-style-type: none"> a. 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 b. Protecting, retaining or enhancing sports, leisure, recreation and education facilities including children’s playgrounds in accordance with Policy <u>DP16 DP15</u> or creating new facilities in accessible locations where an existing need can be justified (see also Policy <u>DP16 DP15</u> for sport and recreation facilities) and without compromising the environmental quality of the area. <p>6-8. Ensure the health and well-being both of individuals and the community as a whole through:</p> <ol style="list-style-type: none"> a. The retention and development of existing local services and community facilities, including local shops, meeting places, sports venues, open space, cultural buildings and facilities, public houses and places of worship, and guarding against and preventing the loss of valued facilities and services, especially in rural areas where this would reduce the community’s ability to meet its day-to-day needs; b. Ensuring access for all to high speed broadband networks to facilitate the delivery of fibre broadband services; and c. Having regard to the Shropshire Council’s Health and Well-Strategy. <p>7-9. Ensure access to healthy food by:</p> <ol style="list-style-type: none"> a. Ensuring good access to appropriate food shops; and b. The need to promote healthy eating through taking into consideration the cumulative impact of A5 uses (hot food takeaways). <p>8-10. Protect against exposure to pollution in line with <u>Policy DP19</u> policy P18 by:</p> <ol style="list-style-type: none"> a. Minimising exposure to airborne pollutants in the location and design of new development and securing the implementation of the Council’s Air Quality Action Plans, having regard to national and international obligations; and 	Agreed during the Stage 1 Hearing Sessions. Responds to Planning Inspectors Interim Findings. Correction. Reflecting wider changes.	Stage 1 Hearing Sessions. Planning Inspectors Interim Findings. Shropshire Council.

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			<p>b. Safeguarding against the environmental impacts of new development in terms of community/public safety, noise, vibrations and odour and the legacy of contaminated land.</p> <p>9-11. Use Design and Access Statements to set out how development proposals for all applications, other than householder and single dwellings, have taken health and well-being objectives into account, taking into account the other policies in this plan.</p> <p>40-12. 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></p>		
MM011	Pages 30-31	Policy SP6 Explanation	<p>3.43. <u>3.41</u> The design and layout of where we live and work plays a vital role in keeping us healthy and active. Currently half of women and a third of men are not active enough and this costs the NHS around £7.4 billion a year. Decisions made through the planning system often provide the opportunity to create the right environment to help people get more active, more often.</p> <p>3.44. <u>3.42</u> The quality not only of our community services and facilities but also of the built and natural environment, including the historic environment, are increasingly recognised for the critical role they play in the health and welfare, both of individuals and of our communities as a whole. The planning system has a vital role in ensuring health and well-being through our experiences of places in which we live, work and visit and development proposals may affect these experiences.</p> <p>3.45. <u>3.43</u> The level of information to be submitted with planning applications should reflect and be proportionate to the type, size and complexity of the development, and should include necessary relevant supporting information and assessments. Planning applications for new development should set how they comply with Policy SP5 SP6 and the health and well-being requirements of the other policies contained in this Plan. This includes appropriate consideration of Sport England and Public Health England guidance on the ‘10 principles for active design’⁴, which identifies how to get more people moving through suitable design and layout of development.</p> <p><u>3.44. 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>3.45. 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.</u></p> <p><u>3.46. 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.</u></p> <p><u>3.47. 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>3.48. 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>3.49. A Health Impact Assessment screening template is available on the Shropshire Council website⁵. 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>3.50. 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>3.51. 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>3.52. 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>3.53. 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. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p><u>3.54. 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>3.55. 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>3.56. A full Health Impact Assessment template is available on the Shropshire Council website⁵. 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>3.57. 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>3.58. 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>3.59. Ultimately the full Health Impact Assessment will inform the Planning Application decision making process.</u></p> <p>3.46-3.60 Permission will be refused for development proposals that would adversely affect or prejudice the health and well-being of individuals, communities and places and should provide adequate safeguards, mitigation or the provision of alternatives services or facilities where it proposed that these would be closed or moved. In the case of commercially operated services and facilities, planning applications must be supported by detailed financial information to demonstrate that the continued operation of such services is no longer viable, that an alternative management and financial strategy would not work and that any on-going viability issues are not related to the personal circumstances of the applicant.</p>		
MM012	Page 31	Policy SP6 Explanation Footnotes	<p>⁴Sport England (2015), Active Design, www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design</p> <p>⁵<u>Shropshire Council, (2023), Planning Policy Website: https://www.shropshire.gov.uk/planning-policy/implementation-and-place-planning/</u></p> <p>⁶<u>Public 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</u></p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.
MM013	Pages 32-33	Policy SP7 Explanation	<p>Explanation</p> <p>3.47-3.61 Delivery of the Shropshire wide housing requirement of around <u>a minimum of 31,300</u> 30,800 dwellings 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.</p> <p>3.48-3.62 Both the 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 SP6 <u>SP7</u> is designed to address these issues in a positive manner, whilst retaining the importance of the plan-led approach to development.</p> <p>3.49-3.63 The policy sets out the importance of the settlement residential development guidelines for the Shrewsbury (as the Strategic Centre), Strategic Settlements, Principal Centres, Key Centres and Community Hubs in relation to managing the development of a settlement. These guidelines have been subject to detailed consideration by the Council, infrastructure providers and the community. The guideline is not intended to represent a ceiling on development, but going beyond it by too great a degree could result in unsustainable development. The policy therefore sets out a clear set of considerations which regard will be had to in determining planning applications which would result in the provision of more dwellings that the settlement's residential development guideline.</p> <p>3.50-3.64 Conversely, the policy also identifies the specific circumstances where consideration will be given to the grant of approval</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>for market housing schemes beyond a defined development boundary. In doing so the Policy is clear in the role development boundaries play as a mechanism to positively manage development. In assessing whether there is a risk to the delivery of a settlement's residential development guideline, it is considered there will normally need to be a demonstrable risk to delivery of a site allocation within the plan period.</p> <p>3.51. 3.65 To ensure there are no unnecessary barriers to development, the Local Plan only seeks to apply phasing to site allocations where this is linked to a specific infrastructure constraint. It is considered the phasing of development is likely to occur naturally, reflecting market conditions. Appendix 7 of the Local Plan provides information on expected delivery timescales for Local Plan allocations.</p>		
MM014	Pages 39-42	Policy SP10	<p>SP10- SP9. Managing Development in the Countryside</p> <p>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.</p> <p>Economy & Community</p> <p>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.</p> <p>3. Sustainable employment, tourism, leisure, other business and community development proposals in the countryside will be positively considered, where they maintain or enhance countryside vitality and character, including through the use of previously developed land, and are consistent with national Green Belt policy and the wider policies of this Local Plan and relate to:</p> <p>a. Small-scale new economic development diversifying the rural economy, including farm diversification schemes;</p> <p>b. The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement or other established or allocated employment location would be more appropriate taking into account operational requirements, infrastructure capacity, environmental and amenity impacts and other relevant material considerations;</p> <p>c. Agricultural, horticultural, forestry, or mineral related development and other uses related to the management of the land on which they are located, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts or that they can otherwise meet the requirements set out in DP13 DP12 and DP14 DP13 and other relevant policies of the Plan, including for mineral development Policies SP14 SP16, DP31 DP30, DP32 DP34;</p> <p>d. Sustainable rural tourism, sustainable leisure or sustainable recreation proposals which require a countryside location, in accordance with Policy DP11 DP10-(Tourism, Culture and Leisure);</p> <p>e. Required community uses and infrastructure which cannot be accommodated within settlements; and</p> <p>f. The sustainable reuse of redundant or disused buildings or replacement of suitably located buildings for small scale economic development / employment generating use.</p> <p>Housing</p> <p>4. New market housing will be strictly controlled outside the development boundaries of the Strategic Centre of Shrewsbury, the Principal Principle Centres, the Key Centres, the new Strategic Settlements and the Community Hubs. Within Community Clusters only new market housing which meets Community Cluster Policy SP8 SP9 criteria will be acceptable. Outside these areas, subject to the further controls that apply in Green Belt, residential development proposals will be positively considered where they meet all the relevant requirements of Local Plan policies, do not lead to an adverse cumulative impact on the character of communities and relate to:</p> <p>a. Suitably designed and located affordable exception site dwellings, entry level exception sites and cross subsidy exception housing schemes which meet evidenced local housing needs and the other requirements of Local Plan Policies relating to affordable exception provision and Green Belt in DP4 DP3, DP5 DP4, DP6 DP5, DP7 DP6, DP8 DP7 and SP9 SP11 where this applies;</p> <p>b. Gypsy and traveller development that meets the requirements of Policy DP9 DP8;</p> <p>c. Residential conversions of permanent buildings in locations which are not isolated and are reasonably accessible to services and facilities. Minimal alteration or rebuilding should be required to achieve the development and the conversion scheme must respect any heritage significance the building has, its setting and the local landscape character and avoid harm to natural assets in accordance with Local Plan Policies SP4 SP5, SP10 SP11, DP13 DP12, DP18 DP17, DP24 DP23, and DP25 DP24;</p> <p>d. The optimum viable and sustainable reuse of buildings with heritage significance, particularly where this also secures retention of</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0671.

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			<p>the building as a significant landscape feature and/or achieves environmental enhancement, and meets the criteria set out in Local Plan Policies SP4-SP5, SP10-SP14, DP13-DP12, DP18-DP17, DP24-DP23, and DP25-DP24. Where buildings are not of heritage significance, any proposal for reuse should evidence how the development will result in an enhancement of the immediate setting which is sympathetic to the local character and context and that the benefits of the development are not otherwise outweighed by other sustainability, Green Belt or Local Plan policy considerations. For all buildings, minimal alteration, extension or rebuilding should be required to achieve the development;</p> <p>e. Schemes for the sympathetic subdivision of existing dwellings which do not exceed the ability of local infrastructure to service the additional dwellings;</p> <p>f. Replacement dwelling houses, where it can be demonstrated the dwelling to be replaced is a permanent structure with an established continuing residential use and that the proposal also meets the general criteria for replacement buildings set out below. Replacement dwellings should not be materially larger and must occupy the same footprint, unless the dwelling is outside the Green Belt and it can be demonstrated why this should not be the case. In the case of replacement rural workers dwellings, it must also be demonstrated that the size and type of dwelling proposed will not prejudice the on-going financial viability of the agricultural holding. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed; and</p> <p>g. Essential rural workers dwellings, where these are geographically and functionally closely linked to an activity relating to the management of the land, for agriculture, forestry or another land based rural business, on which the dwelling is proposed to be located and where applicants have demonstrated that:</p> <p>i. There are no other existing suitable and available dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural business; and</p> <p>ii. in the case of a primary dwelling to serve a business without existing permanent residential accommodation, relevant financial and functional tests are met, and it is demonstrated that the business is viable in the long-term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate in relation to the floorspace of the dwelling</p> <p>or,</p> <p>iii. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the enterprise for the majority of the time, a functional need is demonstrated, the dwelling and any garage meet the size requirements set out in Paragraphs 1(f) of Policy DP7-DP6 in relation to single plot affordable dwellings and if a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the restricted occupancy dwelling and market dwelling will be required. It will be expected that all such dwellings will be subject to restrictive occupancy conditions and where appropriate any existing dwellings associated with the rural business may also be subject to occupancy restrictions. For primary and additional rural workers' dwellings permitted prior to March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required at the current prevailing target rate and related to the floorspace of the dwelling.</p> <p>5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if the buildings are of permanent construction, have acceptable residential amenity standards for full time occupation; and, the dwellings are restricted as affordable housing for local people; or, the dwelling design is of exceptional quality (as defined in NPPF paragraph 79); or, the use provides the only viable option to continue to preserve a building which is a heritage asset and, in both cases, any necessary affordable housing contribution necessary is made . All applications would need to demonstrate that the loss of the holiday use would not be detrimental to the local visitor economy.</p> <p>General Development Requirements</p> <p>6. To further protect countryside character and safeguard its natural and heritage assets, whilst recognising the significant role of agriculture and land-based activities in Shropshire and supporting rural vitality by retaining a range of community facilities, housing and employment opportunities:</p> <p>a. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless other sustainability considerations can be demonstrated and the requirements of Historic Environment Policy DP24-DP23 can be met. Any negative impacts associated with the potential loss of these buildings, including the loss of embodied energy, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development.</p> <p>b. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard their heritage significance and/or other elements of the character of the converted buildings and/or their setting, Permitted Development Rights will</p>		

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			<p>be removed from any planning permission.</p> <p>c. Buildings and sites used by community facilities and services such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, will be protected from change of use to dwellinghouses or redevelopment to housing unless it can be satisfactorily demonstrated that the continuing use as a community facility or service, including alternative community uses, would not adversely impact on the well-being the local community in accordance with the Policy SP5 SP6-(Health & Well Being) and would be unviable in the longer term.</p> <p>d. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:</p> <p>i. Of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;</p> <p>ii. Well designed and located in line with the other requirements of relevant Local Plan policies and where possible, sited so that it is functionally and physically closely related to existing farm buildings; and</p> <p>iii. There will be no unacceptable impacts on environmental quality, including the historic environment and existing residential amenity, and the proposal complies with the requirements of all the other relevant policies of this Local Plan including DP13 DP12, DP18 DP17, DP19 DP18, DP20 DP19, DP24 DP23 and DP25 DP24.</p> <p>e. Development design and layout should positively respond to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and makes efficient use of water, in accordance with relevant policies of this Local Plan.</p> <p>f. Where appropriate, mitigation measures will be required to remove any adverse effects from development on the integrity of internationally designated sites identified within the Habitats Regulations Assessment of the Local Plan and in accordance with Policy DP13 DP12.</p>		
MM015	Page 42-47	Policy SP10 Explanation	<p>Explanation</p> <p>3.75-3.89. 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 SP8. It can be noted, as set out in Policy SP10, that the villages of Beckbury, Claverley and Worfield are inset within the Green Belt but function as countryside.</u></p> <p>3.90. 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.</p> <p>3.76-3.91. Whilst this policy sets out the overall approach for the management of development in the countryside, there are additional policy constraints and requirements that apply in the Green Belt, AONB and the other designated areas that cover a significant proportion of the rural area in Shropshire. Green Belt and the AONB are subject to specific policies, <u>SP10-SP44 and DP25 DP24</u> respectively, but in addition the other relevant policies of this Local Plan will also inform decisions on whether development proposals are appropriate.</p> <p>3.77-3.92. When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration. The NPPF positively encourages flexible working practices including the integration of employment and residential uses. It also highlights that isolated new homes in the countryside should be avoided, therefore this will also be a factor taken into consideration in assessing proposals for live work units, particularly where it is apparent the residential use far outweighs the work element. In line with the sustainability aspirations expressed in this Plan and facilitated by part 3 (f) of this policy, the re-use of existing buildings provides an opportunity for these types of combined uses where proposals take into account the suitability of buildings and location for the use and other policy requirements. Where live work is proposed it would be expected that: the proposed work use is shown to be viable and appropriate in that location and likely to remain so; in most cases that the residential element is subsidiary to the work use and the applicant is willing to accept appropriate restrictions which tie the residential and work elements together.</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>3-78. <u>3.93.</u> The housing element of the Policy reflects the approach set out in national policy which seeks to direct new housing development away from isolated rural locations to places where it will support the role of existing settlements and their communities. Affordable housing exception schemes, including via cross subsidy, in appropriate locations are enabled as sustainable housing solutions to meet recognised local housing needs. The Policy also recognises specialist rural accommodation requirements in the form of rural worker dwellings and gypsy and traveller requirements. The criteria for consideration of gypsy and traveller applications and for exception proposals, are set out Local Plan policies, DP4-DP3 to DP9-DP8. An updated Housing Supplementary Planning Document (SPD) is also being prepared to provide detailed guidance on the range of rural housing issues, including the assessment and subsequent treatment of exception housing proposals, rural worker dwellings and gypsy and traveller sites.</p> <p>3-79. <u>3.94.</u> The control of replacement of dwellings in the countryside needs to be considered in conjunction with the general development criteria set out in the policy which also highlights and addresses visual, heritage loss and other impacts associated with proposals for replacement buildings. In the case of residential properties, there is additionally the objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types in rural areas in line with the objectives of the Local Plan's Residential Mix policy DP1.</p> <p>3-80. <u>3.95.</u> The detailed assessment criteria for the evaluation of applications for rural workers' dwellings in Part 4 of this Policy and guidance in the Housing SPD will provide the necessary clarity for applicants in relation to the consideration of applications in Shropshire for new rural workers' dwellings and for the removal of occupancy restrictions attached to existing dwellings. This Policy continues the approach established by the previous Plan, SAMDev DPD. The requirement for financial contributions to provision of affordable housing when a rural worker's dwelling is lost has been retained as a requirement. This reflects the ongoing significant need for affordable housing provision in rural areas. The contribution requirement is related to, what is in effect, the creation of a new open market dwelling (which has been justified by a functional need which no longer exists) in an open countryside location, where such a dwelling would otherwise not normally be permitted.</p> <p>3-81. <u>3.96.</u> The Policy identifies two categories of rural workers' dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criterion and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, recognising that there may be more than one rural enterprise within a rural business. These conditions may be attached to existing unrestricted dwellings associated with the business, as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker's dwelling is the main house for the business (for agricultural businesses, traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the enterprise(s).</p> <p>3-82. <u>3.97.</u> For new primary dwellings, relevant financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the business. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance at the current prevailing target rate with further guidance set out in the Housing SPD. As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a different approach than for additional rural workers' dwellings (see below) on the basis that the dwelling is the primary residence, is integral to the business and may be tied to the business and its financing.</p> <p>3-83. <u>3.98.</u> The second category of rural workers dwelling, relating to the provision of further accommodation, is essentially a specialist type of single plot affordable dwelling and will be treated in a similar way when considering proposals. It should be noted that the single plot affordable dwellings (under Policy DP7-DP6) are subject to restrictions on location, size and value to ensure that the dwelling remains affordable to future generations. This is reflected in the requirement for the affordable dwelling to be subject to a legal agreement to protect occupation and value in perpetuity. Thus, should the rural workers dwelling no longer be required as an occupational dwelling to serve any part of the farm business, it is expected that it will be offered for rent or sale to other individuals who would meet the necessary occupancy criteria. Where this cannot be achieved within an appropriate time frame and planning permission is given for the lifting of occupancy conditions, when the property is sold on the open market, there will be requirement that a financial contribution equivalent to 50% of the uplift in market value that is achieved through the removal of the restriction will be paid to the Council. These monies will be used by the Council to fund the provision of affordable housing. This approach continues that set out in the previously adopted Plan, SAMDev DPD, with further guidance to be set out in the Housing SPD.</p> <p>3-84. <u>3.99.</u> The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise or business but in other appropriate locations to provide for evidenced local needs and offers an alternative means of</p>		

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			<p>meeting the housing requirements of people who work in rural areas but do not meet the definition of rural workers.</p> <p>3-85-3.100. The policy also clarifies the Council's approach regarding affordable housing contributions in relation to the removal of occupancy conditions on essential rural workers' dwellings permitted prior to the adoption of the previous Plan, the Core Strategy, in March 2011. In these cases, as with new primary dwellings, an affordable housing contribution will be required at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. An affordable housing contribution will however not be required from pre-existing dwellings which have retrospectively become subject to occupancy conditions as a result of a planning approval for a new rural worker dwelling for the enterprise or business.</p> <p>3-86-3.101. Holiday lets are essentially residential properties in the countryside which are limited in the extent of their occupation by conditions attached to the planning permission. They encompass a wide range of building types, from chalets to barn conversions, and may have been supported, as dwelling units in the countryside, on the basis of their contribution to economic sustainability, in particular the local tourism base. The policy sets out the criteria that will be taken into consideration when applications are received to use holiday properties as permanent dwellings. It seeks to limit potential full-time occupation to appropriately located, permanent dwellings meeting relevant building regulations and other housing standards. Thus, permanent occupation of structures such as caravans and chalets would not normally be appropriate. Additionally, applicants will also need to justify that the loss of the properties would not have a significant adverse impact on the local visitor economy. Where it is accepted that a full-time dwelling is appropriate, the preference will be for a change to an affordable dwelling. Open market residential use will normally only be accepted where it has been a new build of exceptional quality in line with the requirements of paragraph 79 of the NPPF or it is a conversion that retains identifiable heritage value. Where additional alterations are proposed these must respect the significance of the heritage asset, its setting and the local landscape character. An affordable housing contribution at the current prevailing rate may also be required, if it has not been previously paid, in accordance with guidance which will be set out in the Housing SPD.</p> <p>3-87-3.102. In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land. Whilst national policy gives substantial weight to the benefits of use of suitable brownfield land within settlements for homes and other needs it also seeks to avoid isolated residential development in the countryside and does not identify use of brownfield land by itself as specific circumstance to support such development.</p> <p>3-88-3.103. Shropshire has a wealth of traditional rural buildings which can be important landscape features and form part of the heritage resource but may no longer be particularly suitable for their original purpose. Alternative uses, which can help ensure that these buildings are retained, limit the visual impact of new construction and provide recycling of the building resource, are generally encouraged by the Local Plan. However, to achieve sympathetic schemes for reuse of buildings it is essential that conversions incorporate the principles of Policy SP4-SP5 (High Quality Design) which requires appropriate materials and detailing together with consideration of local character. Where buildings are heritage assets, and subject to Policy DP24-DP23, this is of particular importance and a high standard is required; it will be normally be expected, for example, that all windows and doors should be made of timber rather than uPVC.</p> <p>3-89-3.104. In order to ensure that the benefits of a conversion scheme are maintained and that future visual impacts on the building and setting are managed, this Policy allows subsequent changes to converted properties to be controlled through conditions attached to the planning permission for conversion. An element of new build, alteration, extension and rebuilding will only be considered where it meets the criteria in Policy SP4-SP5 (High Quality Design) and delivers the benefits identified in Policy DP24-DP23 (Historic Environment). Decision making on conversion proposals will also be informed by relevant evidence and assessment, including the Shropshire Historic Farmstead and Landscape Project, other Plan criteria, in particular those set out in Policy DP24-DP23, and relevant national guidance.</p> <p>3-90-3.105. Proposals for replacement of dwellings and other buildings can significantly impact on the character of the countryside and, and on the wider environment through the loss of the embodied energy within existing buildings. As a result, there is a need to ensure appropriate scale, design and location of new development. Where planning applications for replacement buildings for economic purposes are proposed that differ significantly from the original building, it should be demonstrated why a particular design or scale of replacement building is required. There are also specific restrictions in Green Belt locations which seek to limit the impact of development on Green Belt by requiring replacements to relate to the same use and not be materially larger than the original building.</p> <p>3-91-3.106. 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</p>		

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			<p>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: SP4-SP5 (High Quality Design); Policy DP18-DP17 (Landscape and Visual Amenity), DP19-DP18 (Pollution and public amenity), DP20-DP19 (Water Resources and quality), Policy DP24-DP23 (Historic Environment); SP4 (Sustainable Design); DP13-DP12 (The Natural Environment) and DP25-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.</p> <p>3.92. 3.107. Policy DP13-DP12 states that permission will be refused for development where the Habitats Regulations Assessment (HRA) identifies an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation is possible to remove the adverse effect, it will be a requirement of any planning permission.</p>		
MM016	Pages 48-49	Policy SP11	<p>SP11. SP10. Green Belt and Safeguarded Land</p> <p>1. Following review, the extent of Green Belt within Shropshire is identified on the Policies Map. This includes amendments to the Green Belt as specified within Table SP10.1 SP11.1 to facilitate the strategic approach to the distribution of development identified within Policy SP2. It is expected that this Green Belt boundary will not need to be altered at the end of the Local Plan period.</p> <p>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 SP9-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.</p> <p>3. The Green Belt will be protected against inappropriate development, as defined by national policy. As such in addition to meeting the general requirements that apply in the countryside as set out in Policy SP9-SP10, development proposed in the Green Belt must also be able to demonstrate that:</p> <p>a. It is not inappropriate development (as set out by national policy) and does not otherwise conflict with the purposes of the Green Belt; or</p> <p>b. Very special circumstances apply.</p> <p>4. Open market housing in the Green Belt will only be considered appropriate development where it:</p> <p>a. Relates to a reuse of buildings of permanent and substantial construction which preserves Green Belt openness and meets the requirements for conversions in Local Plan Policy SP9-SP10 (Countryside) or SP8-SP9 (Community Clusters) where this policy is relevant;</p> <p>b. Is a replacement dwelling which is not materially larger than the one it replaces and otherwise meets the criteria for replacement buildings set out in Local Plan Policy SP9-SP10 (Countryside); and</p> <p>c. Is infill development or a replacement dwelling in a settlement which becomes a Community Cluster through a Neighbourhood Plan, where it otherwise meets the criteria set out in SP8-SP9 (Community Clusters) and in all other respects meets the policy tests set out in the Local Plan.</p> <p>5. Proposals on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, will be restricted to development for employment or economic uses, defence uses, local community use, including outdoor sport and recreation, or affordable housing. Development to meet an identified local affordable housing need, as defined by relevant Local Plan Policies, through the reuse of previously developed land, will also be acceptable where it can be demonstrated not to cause substantial harm to the openness of the Green Belt.</p> <p>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 accordance with Policy DP5-DP4 (Affordable Exception Sites) and DP7-DP6 (Single Plot Exception Sites), which meet the other requirements of Affordable Housing Policies DP4-DP3, DP5-DP4 and DP7-DP6 and other relevant Local Plan policies will be supported.</p> <p>7. RAF Cosford is a strategic site inset within the Green Belt to facilitate military and charity operational and development needs. Future additional development at this strategic site would be expected to take place within the area of land inset within the Green Belt unless it is one of the exceptions to inappropriate development within the Green Belt identified within national policy or very special circumstances can be demonstrated. 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</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>identified on the Policies Map.</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> <p>8. Proposals, including changes of uses of land, which increase the beneficial use of the Green Belt, by enhancing green infrastructure, biodiversity, visual amenity and landscapes or improving derelict land and opportunities for access, outdoor sport and recreation, will be supported where this does not conflict with Green Belt or other policy objectives.</p>		
MM017	Pages 49-52	Policy SP11 Explanation	<p>Explanation</p> <p>3.93. <u>3.108.</u> The Shropshire Green Belt is on the outer edge of and forms part of the wider West Midlands Green Belt. It encompasses an area in the south east of the County that lies to the east of the River Severn and south of the A5, as shown on Figure SP10.1-SP11.4 below:</p> <p>3.94. <u>3.109.</u> The five fundamental purposes of the Green Belt set out in national policy are to:</p> <p>a. Check the unrestricted sprawl of large built-up areas;</p> <p>b. Prevent neighbouring towns merging into one another;</p> <p>c. Assist in safeguarding the countryside from encroachment;</p> <p>d. Preserve the setting and special character of historic towns; and</p> <p>e. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>3.95. <u>3.110.</u> Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas, designated because of its position, rather than its landscape quality or recreational use. However, it should be noted that within Shropshire the Green Belt also includes non-designated areas of landscape value, heritage and ecological designations and it also fulfils a recreational function in some locations.</p> <p>3.96. <u>3.111.</u> The NPPF advises that, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or updating of Local Plans. The Green Belt within Shropshire was last subject to review, some time ago, during the preparation of the Bridgnorth Local Plan 1996-2011 (adopted 2006). However, much of the safeguarded land provided at Shifnal and Albrighton to make provision for longer term development needs has been used or is now allocated for development within this Plan. On this basis, and subsequent to a commitment made by the previously adopted Local Plan, a review of the Green Belt boundary has been undertaken to support the preparation of this Local Plan. This has formed part of the process of considering the development strategy and options for a sustainable pattern of future growth in the County. Policies and allocations within this Plan all reference the reviewed area of Green Belt within Shropshire as identified on the Policies Map.</p> <p>3.97. <u>3.112.</u> To support the Green Belt review consultants were commissioned to look at the role that the Green Belt is playing in Shropshire, in particular how well it performs against the five purposes defined in national guidance. This initial assessment (Shropshire Green Belt Assessment LUC September 2017) of the relative performance of the Shropshire Green Belt helped provide a picture of Green Belt and its function in Shropshire and formed the basis for a second study which undertook a detailed consideration of the harm to Green Belt that could result from the release of land for development.</p> <p>3.98. <u>3.113.</u> The second stage study (Shropshire Green Belt Review; Stage 2 Final Report LUC November 2018) focused on: areas around existing identified settlements which are in or adjoin the Green Belt including Albrighton, Bridgnorth and Shifnal as the Principal and Key Centres within or adjoining the Green Belt; Alveley as a Community Hub identified within the Green Belt; land around Cosford village and military base, as an identified existing major developed area; and considered locations along the M54/A5 strategic corridor. The assessment did not draw conclusions as to where land should be released to accommodate development, which is necessarily a product of the consideration of the full range of constraints and strategic issues that apply as well as Green Belt designation. Rather it identified relative variations in the harm to the designation if parcels were released. Thus, the key recommendations and issues raised in this evidence formed only part of the exceptional circumstances case which was prepared to support this Local Plan.</p> <p>3.99. <u>3.114.</u> These Green Belt studies, together with other evidence, allowed the Council to examine a range of options, including Green Belt release, in considering an appropriate strategy to meet the development requirements of the Local Plan review. A longer-term view was taken in line with national guidance which requires that when defining Green Belt boundaries that Local Plans should,</p>	Responds to Planning Inspectors Interim Findings. Correction. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>where necessary, identify safeguarded land to meet development needs significantly beyond the Plan period. Thus, the Local Plan review, in considering the Green Belt, has looked both at Shropshire’s current Plan development requirements and the need to safeguard land to accommodate future development needs beyond 2038.</p> <p>3.100. 3.115. 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 <u>in</u> on the table below, discussed further under the relevant settlement policies and shown on the Policies Map. Green Belt release includes: 50.4ha 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 105.9 <u>116.3</u> ha of safeguarded land with 19.9 ha at Albrighton, 3.6 ha at Alveley and 82.4 <u>92.8</u> 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> <p>3.101. 3.116. The settlements of Beckbury, Claverley and Worfield, and the Industrial Estates at Alveley and Stanmore, will continue to not be included in the Green Belt. Local Plan Policy SP9 <u>Policy SP9</u> policy SP10 (Managing Development in the Countryside) will apply in these settlements rather than Green Belt policy. It is expected that the industrial estates will continue in employment use and additional land has been identified at Stanmore Industrial Estate to meet expansion needs as set out in S3, the Bridgnorth Place Plan Area Settlement Policy.</p> <p>3.102. 3.117. There are no existing Community Clusters within the Green Belt, but settlements may opt in via the Neighbourhood Plan process. Settlements that are ‘washed over’ by the Green Belt but which become Community Cluster Settlements at any time during the Plan period will be considered suitable for limited infilling which meets the criteria set out in this Policy, Local Pan Policy SP8 <u>SP9</u> (Managing Development in Community Clusters) and the requirements of national Green Belt policy.</p> <p>3.103. 3.118. Whilst safeguarded land has been removed from the Green Belt it has been specifically identified in order to meet any sustainable development needs that may exist beyond the Plan period and remains unavailable for permanent development until allocated by a future Local Plan. The Policies Map shows the locations of safeguarded land in Shropshire.</p> <p>3.104. 3.119. Within the Green Belt and safeguarded land, Countryside Policy SP9 <u>SP10</u> applies, with Green Belt Policy providing an additional policy that reflects the extra protection afforded to Green Belts by national policy. Policy SP10 <u>SP11</u> provides an approach that is consistent with, but does not repeat, national policy on Green Belt. Like national policy, Local Plan Policy SP10 <u>SP11</u> assumes that inappropriate development is harmful to the Green Belt and identifies circumstances when development may be acceptable and not conflict with National Policy, where appropriate, providing additional clarification in the Shropshire context.</p> <p>3.105. 3.120. This Policy continues the approach set out in the previous Plan (SAMDev DPD) that development on previously developed (brownfield) sites will be limited to employment, economic, community, including outdoor sport and recreation, or affordable housing uses in accordance with Strategic Policy SP2 which states that outside identified settlements, ‘new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification’. Strategic Policy SP9 <u>SP10</u> (Countryside Policy) also seeks to support the delivery of rural economic and community needs whilst strictly controlling market housing outside identified settlements.</p> <p>3.106. 3.121. Proposals for limited affordable housing to meet a proven local affordable housing need on exception sites is facilitated by national Green Belt policy and allowed on suitable sites in the specific circumstances set out this Policy. Exception site proposals will also need to meet the relevant requirements of Local Plan Policies DP4 <u>DP3</u> (Affordable Housing Provision), DP5 <u>DP4</u> (Affordable Exception Sites) and DP7 <u>DP6</u> (Single Plot Affordable Dwellings). It should be noted that in line with national guidance Entry Level Exception Housing (Policy DP6 <u>DP5</u>) is not supported in Green Belt. Cross subsidy exception schemes (Policy DP8 <u>DP7</u>) by their nature provide some dwellings which are not affordable, and as Green Belt policy only expressly makes an exemption for affordable housing and limited infilling in villages, very special circumstances would need to be demonstrated for such schemes in Green Belt locations, in addition to meeting the criteria in Policy DP8 <u>DP7</u>.</p> <p>3.107. 3.122. <u>For the purpose of this policy, RAF Cosford consists of the Ministry of Defence (MoD) facility, the RAF Museum and the Midlands Air Ambulance Charity Headquarters. 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.</u> 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.</p>		

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			<p><u>3.123. 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>3.124. 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>3.125. 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>3.126. 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>3.127. 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> <p>3.108-3.128. Potential opportunities for enhancing the beneficial use of the Green Belt exist and need to be positively planned for as required by NPPF paragraph 141. The Green Belt Review evidence prepared to support the Local Plan sets out some potential mitigation measures that can be applied to improve the quality and accessibility of Green Belt and reduce the potential harm where land is taken out from the Green Belt including, integrative landscaping, reinforcement of Green Belt boundaries, appropriate development design and layout and provision of access/enhanced access. Such measures are specifically identified in site guidelines where Local Plan allocations are proposed in Green Belt locations. However, there will be other opportunities to encourage the enhancement of Green Belt, including when unallocated development comes forward in Green Belt, and the policy recognises this. Additionally, it will be expected that when safeguarded land is allocated for development within a future Local Plan, that it will provide compensatory improvements to wider Green Belt.</p>		

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MM018	Page 51	Policy SP11 Explanation Table SP11.1	<p style="text-align: center;">Table SP11.1: Green Belt Release by Location and Type</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <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> <p style="text-align: center;">Table SP10.1: Green Belt Release by Location and Type</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <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><u>Albrighton</u></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td><u>19.9</u></td> <td><u>3</u></td> <td><u>19.9</u></td> <td><u>3</u></td> </tr> <tr> <td><u>Alveley</u></td> <td><u>1.4</u></td> <td><u>1</u></td> <td><u>2.4</u></td> <td><u>1</u></td> <td>-</td> <td>-</td> <td><u>3.6</u></td> <td><u>1</u></td> <td><u>7.4</u></td> <td><u>3</u></td> </tr> <tr> <td><u>Shifnal</u></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td><u>39.0</u></td> <td><u>1</u></td> <td><u>82.4*</u></td> <td><u>5*</u></td> <td><u>121.4</u></td> <td><u>6</u></td> </tr> <tr> <td><u>Stanmore (Bridgnorth)</u></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td><u>11.4</u></td> <td><u>2</u></td> <td>-</td> <td>-</td> <td><u>11.4</u></td> <td><u>2</u></td> </tr> <tr> <td>Total</td> <td><u>1.4</u></td> <td><u>1</u></td> <td><u>2.4</u></td> <td><u>1</u></td> <td><u>50.4</u></td> <td><u>3</u></td> <td><u>105.9</u></td> <td><u>9</u></td> <td><u>160.1</u></td> <td><u>14</u></td> </tr> </tbody> </table>	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	Location	Housing		Mixed Use		Employment		Safeguarded Land		Total		Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites	<u>Albrighton</u>	-	-	-	-	-	-	<u>19.9</u>	<u>3</u>	<u>19.9</u>	<u>3</u>	<u>Alveley</u>	<u>1.4</u>	<u>1</u>	<u>2.4</u>	<u>1</u>	-	-	<u>3.6</u>	<u>1</u>	<u>7.4</u>	<u>3</u>	<u>Shifnal</u>	-	-	-	-	<u>39.0</u>	<u>1</u>	<u>82.4*</u>	<u>5*</u>	<u>121.4</u>	<u>6</u>	<u>Stanmore (Bridgnorth)</u>	-	-	-	-	<u>11.4</u>	<u>2</u>	-	-	<u>11.4</u>	<u>2</u>	Total	<u>1.4</u>	<u>1</u>	<u>2.4</u>	<u>1</u>	<u>50.4</u>	<u>3</u>	<u>105.9</u>	<u>9</u>	<u>160.1</u>	<u>14</u>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.
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MM019	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> <ul style="list-style-type: none"> a. Shrewsbury to develop its role as the County Town and Strategic Centre; b. The Principal Centres and Key Centres as the key employment and service centres; c. The 'Strategic Corridors' and 'Strategic Settlements' identified in the Plan; 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 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>4. Economic development proposals will be supported that deliver employment through:</p> <ul style="list-style-type: none"> a. Provision of serviced land and buildings for the types of employment generating uses identified in SP13; 	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings. Shropshire Council.																																																																																																																													

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			<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> <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, net 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>		
MM020	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.	Planning Inspectors Interim Findings. Shropshire Council.

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			<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>		
MM021	Pages 57-58	Policy SP13	<p>SP13. SP11. Delivering Sustainable Economic Growth and Enterprise</p> <p>1. Shropshire will deliver around <u>a minimum of 320</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 SP2 SP12. 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.</p> <p>2. Employment generating uses will comprise:</p> <p>a. Primary employment uses in Classes B2, B8, E(g)(i),(ii),(iii) and Sui Generis Waste Installations for recycling/treating/disposing of recovered materials to diversify the local economy of Shropshire;</p> <p>b. Secondary employment uses in Classes E(a),(c),(d),(e), C2, C2A, and Sui Generis Waste Material Recovery Facilities, Retail Warehousing and Sales (including vehicle sales) and Vehicle Hire (including taxis and 'vehicle sharing' services) to diversify the employment offer on larger employment areas;</p> <p>c. Ancillary essential or exceptional service uses in Classes E(b),(f), C1 and Sui Generis Hot Food and Takeaway Services and Hostels to diversify the effective operation and self-containment of larger employment areas.</p> <p>3. Development of employment generating uses will be expected to demonstrate that the:</p> <p>a. Site has the capacity to accommodate the scale of the proposed development particularly uses which attract visiting members of the public;</p> <p>b. Proposed uses and any intensification of use conforms with neighbouring uses particularly primary employment uses on or close to the site;</p> <p>c. Infrastructure investment is sufficient to serve the proposed or intensified uses particularly to provide sufficient capacity in key</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>utilities and to facilitate the use of renewable and low carbon energy and decentralised energy sources;</p> <p>d. Development satisfies the requirements of national and local policies especially to:</p> <p>i. Protect the Green Belt or safeguarded land except where there are very Special special circumstances for development,</p> <p>ii. Protect the Shropshire Hills Area of Outstanding Natural Beauty except where there are exceptional circumstances for development,</p> <p>iii. Conserve areas of higher landscape value except where the development is justified; or</p> <p>iv. Conserve the natural and historic environments except where the development is justified.</p> <p>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.</p> <p>5. Development on allocated sites will be expected to satisfy the:</p> <p>a. Economic growth objectives of Policy SP12 (the Economic Growth Strategy);</p> <p>b. Strategy for the settlement in which the proposed site is located;</p> <p>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 S21 or approved Neighbourhood Plans; and</p> <p>d. Requirements of Local Plan policies relevant to the proposed location or uses of land.</p> <p>6. Windfall Class B employment development on other sites will be supported, where the proposal is:</p> <p>a. To expand the premises or to intensify the operation of an existing business;</p> <p>b. For the change of use / conversion of an existing building to employment use;</p> <p>c. Located on a site within or adjoining an established employment area;</p> <p>d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy SP12, SP8 SP7, SP8, SP9, SP10; or is</p> <p>e. Distributed according to the strategic approach in Policy SP2;</p> <p>f. Consistent with the economic growth objectives of the Shropshire Economic Growth Strategy Policy SP12;</p> <p>g. For major employment development including large scale inward investment for a known 'end users' or occupiers, that satisfies the objectives of Policy SP14.</p> <p><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></p> <p><u>a. Regional Sites – inward investment sites of regional or national significance will be protected for primary employment uses;</u></p> <p><u>b. Sub-Regional Sites – high quality, premium investment sites will be protected for primary employment uses;</u></p> <p><u>c. Key Shropshire Sites – good quality, prime sites in the local market will be protected for employment uses;</u></p> <p><u>d. Key Local Sites – good quality, business and industrial sites in the local market will be protected for employment uses;</u></p> <p><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></p> <p>7-8. <u>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 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:</p> <p>a. A contemporary market assessment of the employment land in the Settlement demonstrates a satisfactory supply for the remaining period of the Local Plan which does not compromise the supply of land in the County; and</p> <p>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></p> <p>i. For the established use; or</p> <p>ii. Any other employment use; or</p> <p>iii. Employment uses no longer conform with the majority of the neighbouring uses; and</p> <p>c. The application demonstrates that the proposed use will make a significant contribution to the local economy, the local community or to other significant Local Plan objectives.</p>		
MM022	Pages 58-62	Policy SP13 Explanation	<p>Explanation</p> <p>3-120- <u>3.129.</u> This policy contributes to the economic vision and strategy for Shropshire set out in <u>the Shropshire Economic Growth Strategy</u> Policy SP12. These objectives are further supported by mixed use developments proposed on the 'Strategic</p>	Responds to Planning Inspectors Interim	Planning Inspectors Interim

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			<p>Settlements' and 'Strategic Site' identified in the Local Plan and on sites along the 'Strategic Corridors' identified in Policy <u>SP12</u> SP14.</p> <p>3.121. <u>3.130.</u> This policy seeks to provide certainty in the delivery of the economic growth strategy by shaping the delivery of the strategic land supply and the use of established employment areas to satisfy the objectives of the strategy. The aspiration for this approach is to promote a 'step change' in the economic productivity of the Shropshire economy.</p> <p>3.122. <u>3.131.</u> It is proposed to plan for <u>a minimum of 320</u> 300 hectares of land to be developed for Class B <u>employment generating uses primarily for</u> office, research and development, workshop, 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.</p> <p>3.123. <u>3.132.</u> It is recognised that Shropshire has a diverse economic structure with a focus on 'service industries' and there will be a need for flexibility in the delivery of employment sites to allow for other employment generating uses. This policy recognises the need for flexibility in the development of the employment land supply to meet the needs of Shropshire and its communities. This includes a special presumption for recycling and environmental industries identified in the development guidelines for specific allocated employment sites.</p> <p>3.124. <u>3.133.</u> This policy identifies those land uses which are taken to be 'employment generating uses' based on the changes to the Use Classes Order 1987 (as amended). This identifies three groupings of 'employment generating uses' with the 'primary' uses focusing on business and industrial uses along with the special presumption for 'higher order', recycling and environmental processing that together, seek to diversify the larger 'service' sector of the Shropshire economy. It is expected that these uses will be grouped together and adequately protected from any unintentional impacts on the amenity of other uses which may draw visiting members of the public into these more conventional 'business' environments. It is considered that the 'primary' uses deliver utilitarian building formats with the potential to accommodate, or be readily altered to serve, a broad range of alternative uses over the building's lifespan. These 'primary' uses also have the potential to offer higher skilled 'production' employment or higher value 'administrative' or 'managerial' employment that is much needed in the Shropshire economy.</p> <p>3.125. <u>3.134.</u> The 'secondary' uses recognise the 'service' base of the Shropshire economy, the greater flexibility for change of use of buildings and the greater locational choice for many businesses over their preferred 'business' environment. This grouping offers a significant range and variety of uses that may choose to locate in an employment area including 'lower order', recycling activities. This greater locational choice will also carry certain responsibilities for many of these uses. This will include consideration of: how to manage the needs and impacts of visiting members of the public attracted into more conventional business environments; and avoiding potential amenity impacts from locating too close to conventional business uses operating in these locations. The advantages of this greater locational choice are that higher value uses may cross subsidise the delivery of new employment land and these 'service' uses may offer higher value 'professional' or 'technical' employment. It is considered that these uses are better accommodated on medium and larger employment sites and areas.</p> <p>3.126. <u>3.135.</u> The 'ancillary' uses recognise that the 'service' base of the Shropshire economy performs an important function meeting the needs of residents and workers. It also recognises that conventional businesses often prefer self-contained locations where employees can meet their day to day needs without travelling too far beyond their workplace. These 'ancillary' employment generating uses comprise two distinct groupings which are both expected to locate on larger employment areas: the 'essential' uses that meet the day to day needs of surrounding businesses and other land uses in the locality. Also, those 'exceptional' uses that broaden the range of services available in an employment area, pointing to the 'maturity' of the locational 'offer and making it a more desirable business location.</p> <p>3.127. <u>3.136.</u> 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.</p> <p>3.128. <u>3.137.</u> 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.</p> <p>3.129. <u>3.138.</u> This policy recognises the need for flexibility over the location of employment development. This allows for windfall development primarily for the growth of existing businesses through the expansion of their business premises, redevelopment of</p>	Findings. Clarification. Reflecting wider changes.	Findings. Shropshire Council.

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			<p>existing employment areas or through the conversion or change of use of other existing buildings, where this complies with the relevant policies of the Local Plan.</p> <p>3.130. <u>3.139.</u> The need for new sites is also recognised, where these demands may not be met on allocated employment sites due to issues including locations, scale and suitability. The primary focus for this development, particularly for inward investment will be sites within or adjoining Shrewsbury and the Principal or Key Centres located on the identified 'strategic corridors'. Major employment development on windfall sites may also be permitted on brownfield sites located close to Shrewsbury and the Principal or Key Centres or, in exceptional circumstances, on greenfield sites close to the settlements in the 'strategic corridors'.</p> <p>3.131. <u>3.140.</u> New development will also be permitted on sites of a suitable size within the Community Hubs in addition to any saved employment allocations.</p> <p>3.132. <u>3.141.</u> In the Community Clusters and in the Countryside, the location, scale, land use and impacts of windfall development proposals must conform with the existing land uses, settlement form, <u>and</u> environmental qualities.</p> <p>3.133. <u>3.142.</u> Development in rural areas beyond preferred settlements (i.e. Community Hubs, Clusters and Countryside) should be appropriate in scale and impact to the proposed location for the development. This should address the accessibility of the site, the character and quality of the landscape setting and protection of the natural and historic environment. This policy recognises that small scale economic developments (up to 1ha) including workshops, professional services, goods distribution companies should be supported in the Community Hubs and Community Clusters. In the Countryside, agricultural and non-agricultural diversification and green tourism and leisure may also be supported at a scale that is appropriate for their location as these are important economic activities in the rural economy.</p> <p>3.134. <u>3.143.</u> All development proposals should respond positively to the presence of environmental constraints on and around potential development sites particularly in relation to the Shropshire Green Belt, the Shropshire Hills Area of Outstanding Natural Beauty, the landscape and character of the surrounding area and the significance of the natural and historic environment. These matters are addressed further in the objectives of other policies in the Local Plan and in Neighbourhood Plans, Community / Parish Plans and in growth strategies for settlements across the County.</p> <p>3.135. <u>3.144.</u> The 'Strategic Corridors' in Policy SP12-SP14, provide flexibility to facilitate a 'step change' in our economic performance. The 'Strategic Corridors' comprise groups of settlements on transport corridors where releasing additional employment land, may help support existing business and attract larger windfall developments into the County. The primary purpose here is for Shropshire to respond positively both to demand from the growth of existing business or to demand from new businesses attracted into the County as inward investment and to support unmet development needs in the Black Country particularly along the M54 / A5 growth corridor. This may require the release of significant sites with the potential to function as 'growth zones' on the 'strategic corridors' for larger employment or mixed-use developments.</p> <p>3.136. <u>3.145.</u> Shropshire Council places a premium on the protection of existing employment land and premises in the County. This protection is important because these established business locations accommodate our existing employers, provide grow on space and increase our capacity to accommodate new growth and investment. This ensures that strategic and local employers can secure their operational base and meet their future development needs for growth and expansion of their business.</p> <p>3.137. <u>3.146.</u> It is recognised that employment sites and buildings may be suitable for other uses or may be affected by permitted changes of use rights, but their loss still affects our economic capacity and productivity. This policy recognises such losses may occur and supports them where satisfactory evidence is provided. This evidence must justify the need for the alternative use proposed, the loss of the utility of the site in terms of its suitability and viability for employment uses and the impacts on the supply of employment sites and premises in Shropshire. This approach will be based on the employment generating uses identified in this policy reflecting the changes in the Use Classes Order 1987 (as amended).</p> <p>3.138. <u>3.147.</u> 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</u></p>		

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			<p>key local employers, expanding businesses and aspirational or image-conscious companies; <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> <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> <u>3.148. The ranking of individual allocated, windfall and existing employment sites against this hierarchy is presented in the Authority Monitoring Report.</u> 3.139. <u>3.149.</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.</p>		
MM023	Pages 61-62	Policy SP13 Explanation Figure SP13.1	<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. 	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings. Shropshire Council.
MM024	Pages 63-64	Policy SP14	<p>SP14. <u>SP12. Strategic Corridors</u> The Shropshire Economic Growth Strategy seeks to deliver a ‘step change’ in the capacity and productivity of the local economy. To contribute to this aim, ‘Strategic Corridors’ along the principal rail and strategic road routes through the County will be the primary focus for major employment development especially along ‘strategic corridors’ with both rail and road connectivity. Major employment development in the County will be expected to recognise that:</p> <ol style="list-style-type: none"> 1. The strategic approach in Policy SP2 seeks to deliver significant development and infrastructure investment within the ‘strategic corridors’ served by the principal rail network and strategic and principal road networks in Shropshire. 2. Development in the ‘strategic corridors’ through the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty will be subject to appropriate national and local policy. Development likely to affect an internationally designated wildlife site, through atmospheric emissions must comply with the requirements for a project level HRA in accordance with <u>Policy DP13</u> policy DP12. 3. Development on these ‘strategic corridors’ will be located in accordance with the following sequential preference: 	Correction. Reflecting wider changes.	Shropshire Council. A0137.

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			<p>a. In Shrewsbury or the Principal or Key Centres on an allocated site;</p> <p>b. On the identified 'Strategic Settlements' 'Strategic Sites' in the Local Plan;</p> <p>c. On appropriate windfall development sites which are:</p> <p>i. Located immediately adjoining Shrewsbury or a Principal or Key Centre; and</p> <p>ii. Brownfield sites with direct access to the rail and road routes in the corridor; or</p> <p>iii. Greenfield sites in exceptional circumstances where the:</p> <ul style="list-style-type: none"> • Strategic objectives of national and local policy are fully satisfied and comply with Policy SP11-SP13; • Proposal will strengthen the role and function of strategic settlements particularly Shrewsbury and the Principal Centres; • Proposal is a large and significant investment opportunity that cannot reasonably access sequentially preferable sites; • Proposal will: <ul style="list-style-type: none"> o Deliver the greenfield site as a fully serviced and developed employment area, o Meet the needs of the proposed 'end user' or occupiers; and o Deliver off-site infrastructure investments within the 'strategic corridor'. <p>4. Proposals for development in the 'strategic corridors' must satisfy the requirements of Policy SP11-SP13 and consider:</p> <p>a. The need to achieve a sustainable pattern of development particularly to balance the delivery of housing with employment growth;</p> <p>b. The need for infrastructure investment to support the:</p> <p>i. Delivery of the development; and</p> <p>ii. Accessibility of the rail and road networks; and</p> <p>iii. Further growth in the 'strategic corridor'.</p> <p>c. The scale of the proposal in relation to the location, landscape, character of the surrounding area and the significance of the natural and historic environment;</p> <p>d. The availability of land allocated for the proposed use in the same locality;</p> <p>e. Other sites with long-term potential around the Strategic, Principal and Key Centres;</p> <p>f. The policies and strategies of adopted Neighbourhood Plans, Community / Parish Plans or growth strategies for the Strategic, Principal or Key Centres.</p>		
MM025	Pages 64-66	Policy SP14 Explanation	<p>Explanation</p> <p>3.140-3.150. The primary purpose of this policy is to enable Shropshire to respond positively to demand from new businesses attracted into Shropshire as inward investment and the significant growth of existing businesses, supported by the delivery of new housing as set out in the Shropshire Economic Growth Strategy.</p> <p>3.141-3.151. 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 Settlements' 'Strategic Sites' to This will create 'growth zones' along the 'strategic corridors' through Shropshire and make making effective use of the rail and road routes routes 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.</p> <p>3.142-3.152. The 'strategic corridors' are:</p> <p>a. Eastern Belt M54/A5, A41/A464 and A4169/A458/A454, supporting Shropshire's motorway, road and rail links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities in and around:</p> <ul style="list-style-type: none"> - Shrewsbury as the Strategic Centre and County Town of Shropshire; - Bridgnorth as a Principal Centre in the Shropshire Green Belt; - Shifnal and Albrighton as Key Centres in the Shropshire Green Belt; - RAF Cosford as a significant location in the Shropshire Green Belt; - Ironbridge through the redevelopment of the former Power Station site. <p>b. A5 West corridor supporting Shropshire's road and rail links to the Northern Powerhouse through Cheshire and Mid / North Wales including opportunities in and around:</p> <ul style="list-style-type: none"> - Oswestry as a Principal Centre and the second market town in Shropshire. <p>c. Central Shropshire supporting the primary location for growth in the County situated around the hub of the road and rail networks and focussed on opportunities in and around:</p> <ul style="list-style-type: none"> - Shrewsbury as the Strategic Centre and County Town of Shropshire. <p>d. North East Shropshire and the A41 corridor supporting Shropshire's links to the Northern Powerhouse through Cheshire and connected to the delivery of HS2 later in the Local Plan period, including opportunities in and around:</p> <ul style="list-style-type: none"> - Whitchurch and Market Drayton as Principal Centres; - Tern Hill through the redevelopment of the Clive Barracks; 	Responds to Planning Inspectors Interim Findings. Correction. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0137.

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			<p>- Shifnal and Albrighton as Key Centres in the Shropshire Green Belt;</p> <p>- RAF Cosford as a significant location in the Shropshire Green Belt.</p> <p>e. A49 corridor supporting Shropshire's road and rail links to other English regions to the north and in the south -west and to South Wales including opportunities in and around:</p> <p>- Whitchurch as a Principal Centre;</p> <p>- Wem as a Key Centre;</p> <p>- Ludlow as a Principal Centre;</p> <p>- Craven Arms as a Key Centre</p> <p>- Church Stretton as a Key Centre within the Shropshire Hills Area of Outstanding Natural Beauty.</p> <p>3.143. 3.153. <u>The</u> 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 Settlements' 'Strategic Sites' at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites.</p> <p>3.144. 3.154. 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 SP11 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.</p> <p>3.145. 3.155. Development proposals in 'strategic corridors' should also recognise the need to protect the intrinsic character and beauty of the Countryside, landscape character and value and the significance of the natural and historic environment. These matters are addressed further in the objectives of other policies in the Local Plan and in Neighbourhood Plans, Community / Parish Plans and in growth strategies for settlements across the County.</p> <p>3.146. 3.156. The County accommodates a broad range of existing land uses in the countryside between settlements. As some of these land uses mature and the sites they occupy are no longer needed or prove to be unsuitable for modern business operations these sites may be capable of redevelopment for alternative uses. This has already occurred at Ironbridge Power Station (Ironbridge) and is expected to occur at the Clive Barracks, Tern Hill. These sites may be considered for redevelopment especially where they will perform a function within the employment land supply not already served by the existing employment allocations in the plan or where they satisfy a demand for inward investment into the County and may also improve the housing offer within the Place Plan area or 'strategic corridor'.</p> <p>3.147. 3.157. This requires the identification of sequentially preferable development in the Strategic Corridors to sustain the urban focus in the Strategic Approach of the Local Plan. The Strategic, Principal and Key Settlements settlements in these 'strategic corridors' are the primary focus for development and infrastructure investment for economic growth. This urban focus will help to create a sustainable pattern of development in the County, support the needs of the majority of Shropshire's communities, significantly reduce the need to travel and to help County respond positively to the challenges of the Climate Change emergency.</p> <p>3.148. 3.158. It will be essential when promoting development in the 'Strategic Corridors' to sequentially promote the 'Strategic Settlements' 'Strategic Sites' 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.</p> <p>3.149. 3.159. The release of greenfield sites for windfall development will only be permitted in exceptional circumstances where the strategic objectives of national and local policy are fully satisfied in relation to the protection of the Green Belt, Area of Outstanding Natural Beauty, Countryside, landscape value and the natural and historic environments. These proposals are expected to be large and significant investment opportunities opportunity that cannot reasonably access sequentially preferable sites for reasons including the location, scale, availability and accessibility of those alternative sites. These proposed developments will secure the delivery of the greenfield site as a fully serviced and developed employment area, meeting the needs of the proposed occupiers of the site and the requirements for off-site infrastructure investments to serve the 'strategic corridor'.</p> <p>3.150. 3.160. It is essential that proposals for development sites in the 'strategic corridors' provide the infrastructure to ensure these sites are readily available for development. This infrastructure investment should further realise the benefits of rail and road connectivity in the 'strategic corridor' and deliver significant investment and employment especially in Class B land uses. This focus</p>		

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			on Class B land uses seeks to diversify the mainly 'service based' economy of Shropshire and to boost employment in key business sectors and clusters.		
MM026	Page 68	Policy SP16	<p>SP16-SP14. Strategic Planning for Minerals Shropshire's important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Protecting Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals. The broad extent of MSA's is defined on Figure SP14.1-SP15.1. Non-mineral development within and adjacent to these areas or near protected rail freight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national policy and Policy DP30-DP29; 2. Encouraging the comprehensive working of mineral resources wherever possible and improved resource efficiency by supporting the development and retention of recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy SP15-SP17; 3. Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national policy guidance. Shropshire will save existing unimplemented allocations for sand and gravel to help deliver productive capacity over the Plan period at the level of the 3 year average production in 2018 plus 20%, as its contribution to the sub-national guidelines for the West Midlands. (See Policy DP31-DP30); <u>4. 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 DP31, DP32 and other relevant policies of the Local Plan;</u> 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 Policies 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 DP31 and DP32;</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 DP13-DP12, DP15-DP14, DP17-DP16, DP18-DP17, DP20-DP19 and any other relevant policies within this Local Plan. 	Responds to Minerals & Waste Hearing Session. Reflecting wider changes.	ID29 Response / Minerals & Waste Hearing (Q38). ID29 Response / Minerals & Waste Hearing (Q39). ID29 Response / Minerals & Waste Hearing (Q40). Shropshire Council. A0144.
MM027	Pages 68-70	Policy SP16 Explanation	<p>Explanation 3.154-3.164. Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The broad extent of Mineral Safeguarding Areas (MSAs) is illustrated on Figure SP14.1-SP13.1. Where development is unavoidable, the value of mineral resources should be captured for appropriate end uses by prior extraction wherever possible (Policy DP30-DP29). However, the recognition of these areas does not imply that any application for the working of minerals within them will necessarily be granted planning permission. 3.155-3.165. The comprehensive working of mineral resources will be expected unless the cumulative impacts of mineral working would make further development unacceptable. To meet the objectives of sustainable resource management and the principles of a circular economy Shropshire Council will support the recovery and use of secondary and recycled materials wherever possible to limit the consumption of new mineral resources. 3.156-3.166. 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></p>	Responds to Minerals & Waste Hearing Session. Reflecting wider changes.	ID29 Response / Minerals & Waste Hearing (Q14). Shropshire Council. A0677.

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			<p>3.157. <u>3.167.</u> Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies in recent years. In light of the recovery of demand, and the fact that the last 3 years have seen record levels of housing delivery in Shropshire, the Local Plan adopts a precautionary approach to its Production Requirement for sand and gravel, based on the average of the last 3 years production plus a growth allowance of 20% (Further information is provided in paragraph 17 of the Minerals Technical Background Document).</p> <p>3.158. <u>3.168.</u> Despite this increasing demand, significant aggregate resources are already available from permitted sites and unimplemented site allocations made in the SAMDev Plan which have been saved. There are also a number of windfall applications for sand and gravel which have significantly increased productive capacity and further significant windfall applications are expected. The availability of aggregates therefore remains well above minimum guidelines and no additional site allocations are therefore proposed as part of this Local Plan. In taking planning decisions, Shropshire Council has consistently responded positively to both planned and windfall applications to release more material to maintain productive capacity to counter balance the impact of unworked site commitments.</p> <p>3.159. <u>3.169.</u> Mineral working is a temporary, but long-term activity. The restoration and aftercare of mineral sites provides positive opportunities to deliver environmental or community benefits, including land uses which will help adapt to or mitigate the effects of climate change and contributions to Green Infrastructure in accordance with Policy DP15 <u>DP14</u>.</p> <p>3.160. <u>3.170.</u> Support will be given to the use of construction and demolition waste residues following appropriate recovery and recycling, as a restoration medium in suitable former mineral workings where this does not adversely affect the water environment and involves acceptable amenity effects.</p>		
MM028	Page 71	Policy SP17	<p>SP17. <u>SP15. Waste Management Infrastructure</u> Resource recovery and waste management facilities and services will help to deliver greater resource efficiency for communities and businesses and make a positive contribute to the transition to a low carbon economy. This will be achieved by:</p> <ol style="list-style-type: none"> 1. Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national and local policies and strategies, including the principle of 'equivalent self-sufficiency' and an allowance for cross boundary waste flows; 2. Supporting the development of sites to deliver additional waste recycling and recovery facilities in accessible locations close to the Strategic, Principal and Key Centres <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; 3. Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development; 4. Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation; 5. Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites <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. Reflecting wider changes.	ID29 Response / Minerals & Waste Hearing (Q82). ID29 Response / Minerals & Waste Hearing (Q84). ID29 Response / Minerals & Waste Hearing (Q89). Shropshire Council.
MM029	Pages 71-73	Policy SP17 Explanation	<p>Explanation</p> <p>3.161. <u>3.171.</u> The Government's 25 Year Environment Plan (2018) promotes resource efficiency and supports the move to a low carbon, circular economy. The Plan identifies a number of waste management objectives, including: a. Eliminating avoidable waste of all kinds by 2050; b. Phasing out all avoidable plastic waste by 2030; and c. Prevent food waste going to landfill by 2030.</p> <p>3.162. <u>3.172.</u> The national Resources and Waste Strategy (2018) sets out a series of targets to help deliver these objectives, including:</p> <ol style="list-style-type: none"> a. 65% recycling of municipal waste by 2035; b. Mandatory business waste recycling, food waste and garden waste recycling collections; c. A maximum of 10% municipal waste to landfill and zero food waste to landfill by 2030; d. Eliminate avoidable plastic waste by 2042 and all avoidable waste by 2050; and e. Reduce waste exports and manage more of our own waste in the UK. <p>3.163. <u>3.173.</u> 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.</u></p>	Responds to Minerals & Waste Hearing Session. Responds to ID34.	ID29 Response / Minerals & Waste Hearing (Q91). Shropshire Council.

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			<p><u>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></p> <p>3.164. <u>3.174.</u> The Local Plan must address all types of waste. Our evidence base (see Waste Technical Background report) tells us that about half of the 1 million tonnes of waste generated in Shropshire in 2018 was managed within the County and the majority of the remainder was managed in neighbouring areas of the West Midlands. Whilst Shropshire remains a net exporter of waste, around 163,000 tonnes of waste was imported to Shropshire in 2018. Over the Local Plan period to 2038, the quantity of Household Industrial and Commercial waste is forecast to grow by 19% to around 723,000 tonnes. However, record levels of housing delivery in 2017 and 2018 mean that the annual quantity of construction waste is not expected to increase above the quantity generated in 2018. In the absence of a detailed breakdown of projected economic growth, no change has been assumed in the quantity of hazardous waste produced in Shropshire. This approach is set out in Table SP15.1-SP17.1 <u>SP15.1</u> below:</p> <p>3.165. <u>3.175.</u> Of the waste generated in Shropshire, about 86% is recycled or has value recovered from it and only about 14% is sent for disposal. Of the waste handled at waste management facilities in Shropshire, 74% is recycled or has value recovered from it, often at composting and biological treatment facilities. The majority of imported waste was recycled or recovered. Shropshire performs particularly strongly on municipal waste management, with approximately 57% of waste being recycled and composted in 2018 and a further 41% subject to energy recovery. This has delivered a significant reduction in landfill from 34% in 2013 to only 2% in 2018.</p> <p>3.166. <u>3.176.</u> The best available information suggests that there were about 139-136 <u>139</u> consented waste sites in Shropshire in 2023 <u>2023</u>. Of these sites, about 71%-70% <u>71%</u> are classed as operational. In theory, these sites provide almost <u>1.2</u> million tonnes of capacity, although they only handled approximately 893,000-643,000 <u>893,000</u> tonnes of locally generated waste and imported materials in 2021-2018 <u>2021</u>. The new facilities which have been permitted between 2018/19 and 2022/23 <u>between 2018/19 and 2022/23</u> during 2017-18 will deliver around 40,000-50,000 <u>around 40,000</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 about 5,000 <u>around 5,000</u> tonnes of additional municipal waste management capacity and around 350,000-340,000 <u>around 350,000</u> tonnes of additional business waste management capacity.</p> <p>3.167. <u>3.177.</u> Most modern waste management facilities are enclosed within buildings and can be satisfactorily located on industrial or brownfield land within or near urban areas.</p> <p>3.168. <u>3.178.</u> Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies SP11-SP13 <u>SP11</u>. <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.</p> <p>3.169. <u>3.179.</u> The capacity of existing consented waste management facilities, together with those employment sites identified as suitable for recycling and environmental industries provide sufficient throughput capacity to allow Shropshire to continue to manage an equivalent annual amount of waste to that which is forecast during the Plan period to 2038. The type of existing facilities and additional sites will support the development of facilities to recover the material resource and energy value from a greater proportion of waste in line with national and local policy objectives. Shropshire is likely to remain reliant on the export of some material for specialist processing and disposal but will continue to counterbalance this through the provision of recycling and recovery capacity, particularly for biodegradable wastes, for imported wastes.</p> <p>3.170. <u>3.180.</u> The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints such as groundwater means that the potential for new landfill is very limited. An assessment of potential locations for future landfill sites in Shropshire in 2003 resulted in the identification of a single site which was subsequently rejected during examination.</p> <p>3.171. <u>3.181.</u> The Shropshire Local Plan does not therefore identify sites for landfill, but instead seeks to reinforce the development of a low carbon economy by identifying additional sites for recycling and recovery activities sufficient to provide an equivalent capacity to the quantity of waste which would be exported to neighbouring areas for disposal over the plan period to 2038.</p> <p>3.172. <u>3.182.</u> Restricted access to recycling services, particularly for smaller companies which comprise the largest part of the Shropshire economy, means that they currently have higher overheads than companies in urban areas with better access to such facilities. Environmentally acceptable services and facilities which would improve access to more sustainable forms of waste</p>		

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			management for smaller companies will be supported to help mitigate this financial burden and support the transition to a low carbon economy. 3.173. 3.183. The expansion of existing sites and the provision of new sites requires a pattern which addresses identified local need (derived from existing and projected shortfalls in capacity). Provision should be integrated as part of new development wherever possible in order to promote source separation of materials.		
MM030	Page 74	Policy DP1	<p>DP1. Residential Mix</p> <p>1. Residential development will be expected to provide a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, including families with children, older people, people wishing to build their own homes and people with disabilities and special needs, in accordance with Shropshire Council's Strategic Housing Market Assessment (SHMA).</p> <p>2. On sites of 5 or more dwellings:</p> <p>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</p> <p>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.</p> <p>3. All affordable dwellings will achieve the nationally described space standard. All open market dwellings are strongly encouraged to comply with the nationally described space standard.</p> <p>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.</p> <p>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.</p> <p>6. On sites of 50 or more dwellings:</p> <p>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.</p> <p>b. An appropriate range of specialist dwellings to meet the needs of those with disabilities and special needs will be provided.</p>	Responds to Planning Inspectors Interim Findings. Clarification.	Planning Inspectors Interim Findings. Shropshire Council.
MM031	Pages 74-81	Policy DP1 Explanation	<p>Explanation</p> <p>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.</p> <p>4.2. The SHMA analyses the need for different sizes and types of dwellings recognising that households of different ages and different compositions will have differing needs. The Draft Housing Strategy for Shropshire presents a comprehensive picture of local housing needs, challenges, issues and sets out 6 key objectives matched with identified opportunities to take forward and action. The Shropshire HomePoint Housing Waiting List provides a one-stop solution for people seeking housing. The 'Right Home Right Place' Local Housing Need Surveys are a Shropshire Council-led initiative to help identify housing needs in the communities across Shropshire.</p> <p>Number of Bedrooms</p> <p>4.3. The 'Right Home Right Place' Local Housing Need Surveys provides information on the type, scale and location of future homes needed within a community. Further information on The 'Right Home Right Place' Local Housing Need Surveys is available at: www.righthomerightplace.co.uk</p> <p>4.4. To ensure that new residential development meets the needs of communities across Shropshire, where in the last 5 years (reflecting the review cycle for the 'Right Home Right Place' Local Housing Need Survey) a 'Right Home Right Place' Local Housing Need Survey or an equivalent Local Housing Need Survey endorsed by Shropshire Council has been undertaken, it is considered appropriate on sites of 5 or more dwellings to require at least 50% of open-market dwellings to reflect the profile of housing need established within the survey. The remainder of the open-market dwellings will include a suitable mix and variety of dwelling sizes.</p> <p>4.5. Where an appropriate Local Housing Need survey has not been undertaken in the last 5 years, it remains important to ensure that new residential development meets the needs of communities across Shropshire. Analysis within the SHMA indicates that a significant proportion of the new dwellings required during the Local Plan period will be 1, 2 and 3 bedrooms in size. Specifically, the</p>	Responds to Planning Inspectors Interim Findings. Clarification.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>SHMA indicates that around 32.7% of the dwellings needed will be 1 or 2 bedrooms in size and a further 43.5% will be 3 bedrooms in size. This demand for 1, 2 and 3 bedroom dwellings also reflects the view often expressed by local communities when discussing their local housing needs. As such it is considered appropriate to require at least 25% of open-market dwellings with 2 bedroom or less and a further 25% to be three bedroom or less, on sites of 5 or more dwellings. The remainder of the open-market dwellings will include a suitable mix and variety of dwelling sizes.</p> <p>4.6. This approach ensures that new development will include an appropriate mix of dwellings to meet the needs of communities, provides certainty about requirements and also allows flexibility for innovation within development. Nationally Described Space Standard</p> <p>4.7. Providing dwellings with sufficient internal floorspace positively contributes to the future occupier's ability to achieve a high-quality of life and is responsive to changing household requirements, by increasing the ability to include adaptations at a later date. This is particularly important given that people are living longer and Shropshire's aging demographics. This is equally relevant to market and affordable housing provision and is consistent with the key objectives of the Draft Housing Strategy and this Local Plan (as captured within Policy SP1).</p> <p>4.8. The Technical Housing Standards – National Described Space Standards (2015) offer a good basis for the design of new developments. They set out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.</p> <p>4.9. In summary, the nationally described space standard (2015), requires:</p> <ul style="list-style-type: none"> a. The dwelling provides at least the following gross internal floor area and built-in storage area: b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom. c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide. d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area). g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all. h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement. i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. <p>4.10. The full nationally described space standard can be viewed on the GOV.UK website at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf</p> <p>4.11. The SHMA calculates that in Shropshire, households living in social rented accommodation are generally more likely to be overcrowded than households living in private rented and owner-occupied accommodation (including shared ownership). It calculates that in 2018 around 11% of households in social rented accommodation were overcrowded as opposed to around 6% of households in private rented and 2% of households in owner-occupied accommodation (including shared ownership).</p> <p>4.12. Furthermore, trends indicate that the percentage of households in overcrowded accommodation is increasing faster for those in social rented accommodation than those in private rented or owner-occupied accommodation (including shared ownership). Specifically, the SHMA calculates that between 2011 and 2018 overcrowded households increased by 103% in social rented properties, 84% in private rented properties and 49% in owner-occupied properties (including shared ownership).</p> <p>4.13. Where households live in overcrowded properties, this adds pressure to and increases the importance of available floorspace. Given the percentage of households living in social rented accommodation that are overcrowded and the fact that the trend illustrates that this percentage is increasing, it is important that these properties have an appropriate amount of floorspace through compliance with the nationally described space standard.</p> <p>4.14. As such requiring compliance with the nationally described space standard through this Local Plan policy will ensure that households living in affordable properties have an appropriate amount of floorspace and a high level of social amenity. It is also considered that such compliance will prevent any unacceptable reductions in the size of future affordable accommodation provided.</p> <p>4.15. Furthermore, increasingly compliance with the nationally described space standard is a requirement to access many of the funding mechanisms available to support delivery of affordable housing, in recognition of the importance of ensuring affordable dwellings have sufficient floorspace to meet the needs of their occupiers. Therefore, this Local Plan policy ensures consistency with this funding requirement.</p>		

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			<p>4.16. Open market dwellings are also strongly encouraged to comply with the Technical Housing Standards – National Described Space Standards (2015) to ensure that they provide a high level of social amenity, positively contribute to the future occupier’s ability to achieve a high-quality of life and increase the ability to respond to changes in household requirements.</p> <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 (POPPI) 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%5 of households had at least one wheelchair user;</p> <p>b. In 2011/12, 3.3%5 of households had at least one wheelchair user; and</p> <p>c. In 2013/14, 3.4%6 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> <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)</p>		

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			<p>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> <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.</p> <p>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> <ul style="list-style-type: none"> a. "Age restricted general market housing; b. Retirement living or sheltered housing; c. Extra care housing or housing with care; and d. Residential care homes and nursing homes". <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> <ul style="list-style-type: none"> 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. 		

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			<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>		
MM032	Page 78	Policy DP1 Explanation Footnotes	<p>⁵ MHCLG (2015), Guide to available disability data, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/416475/150323_Guide_to_disability_data_final_web_version.pdf</p> <p>⁶ Shropshire Council, (2020), Strategic Housing Market Assessment (Part 2)</p>	Responds to Planning Inspectors Interim Findings. Clarification.	Planning Inspectors Interim Findings. Shropshire Council.
MM033	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. 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>3. 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>4. 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>5. 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>6. 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>7. 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> <p><u>b. Nursing homes providing high-level care for those with dementia and/or complex needs; or</u></p> <p><u>c. A combination of the above.</u></p> <p><u>8. 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></p> <p><u>9. 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</u></p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.

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			<p><u>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></p> <p><u>10. When providing specialist housing, opportunities to provide appropriate key worker accommodation for any associated care staff should be proactively considered.</u></p> <p><u>11. 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></p> <p><u>12. 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></p> <p><u>13. 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></p> <p><u>14. 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> <p><u>15. 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.</u></p> <p><u>16. 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.</u></p> <p><u>17. With regard to Paragraphs 15-17 of this Policy, the provision of reduced rates of specialist housing on sites of 50 or more dwellings due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. The provision of reduced rates of specialist housing on sites of 50 or more dwellings will also be considered in circumstances where it is agreed by the Council that either such provision is inappropriate on the site or there is no identified need for such provision in the area.</u></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><u>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:</u></p> <p><u>a. This over-provision is a direct result of the provision of a significant quantity of specialist housing,</u></p>		

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			<p><u>b. Over provision is specialist housing of a type documented within Paragraph 8 of this Policy,</u> <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> <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> <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> <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> <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> <u>c. Redevelopment would provide an improved quality of a comparable category of specialist housing and associated facilities; or</u> <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>		
MM034	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2	<p><u>Explanation</u> <u>Introduction</u> <u>4.17. 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>4.18. 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>4.19. 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>4.20. 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>4.21. Further information on accessible and adaptable general needs housing and specialist housing is provided later within this Explanation.</u> <u>4.22. 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>4.23. 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>4.24. 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> <u>4.25. 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> <u>4.26. 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.</u></p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.

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			<p><u>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>4.27. 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>4.28. 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>4.29. 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>4.30. 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>4.31. 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>4.32. 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> <p><u>4.33. 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.</u></p> <p><u>4.34. 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.</u></p> <p><u>4.35. 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.</u></p> <p><u>4.36. 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.</u></p> <p><u>4.37. 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.</u></p> <p><u>Accessible and Adaptable Housing</u></p> <p><u>4.38. Part M of the Building Regulations⁷ 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>4.39. 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>4.40. 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>4.41. 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</u></p>		

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			<p>needs.</p> <p><u>4.42. Guidance on how to achieve these requirements is provided within Part M of the Building Regulations⁹.</u></p> <p><u>4.43. 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>4.44. 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>4.45. 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>4.46. 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>4.47. 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> <p><u>4.48. 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.</u></p> <p><u>4.49. 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.</u></p> <p><u>4.50. 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.</u></p> <p><u>4.51. 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”.</u></p> <p><u>4.52. 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.</u></p>		

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			<p><u>4.53. 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.</u></p> <p><u>4.54. 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”.</u></p> <p><u>4.55. 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.</u></p>		
MM034 (continued)	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (continued)	<p><u>Dementia Friendly Housing</u></p> <p><u>4.56. Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia.</u></p> <p><u>4.57. 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></p> <p><u>4.58. 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></p> <p><u>4.59. 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></p> <p><u>4.60. This guide addresses such issues as consideration of layout, décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.</u></p> <p><u>4.61. 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></p> <p><u>Types of Specialist Housing for Older People and those with Disabilities and Special Needs</u></p> <p><u>4.62. 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></p> <p><u>4.63. The forms of specialist housing identified are as follows:</u></p> <p><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></p> <p><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></p> <p><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). 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.</u></p> <p><u>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.</u></p> <p><u>4.64. The key distinctions between the different categories of specialist housing are the level of on-site care and the level of communal facilities available.</u></p> <p><u>4.65. 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.</u></p> <p><u>4.66. However, it is important to note that irrespective of the Use Class of the development, all specialist housing</u></p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.

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			<p><u>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.</u></p> <p><u>Provision of new Specialist Housing for Older People and those with Disabilities and Special Needs</u></p> <p><u>4.67. 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).</u></p> <p><u>4.68. 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.</u></p> <p><u>4.69. 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.</u></p> <p><u>4.70. 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.</u></p> <p><u>4.71. 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.</u></p> <p><u>4.72. 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.</u></p> <p><u>4.73. 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.</u></p> <p><u>4.74. 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.</u></p> <p><u>4.75. 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 DP5). Provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire.</u></p> <p><u>4.76. 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.</u></p> <p><u>4.77. 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.</u></p> <p><u>4.78. 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 SP11) 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>4.79. 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</u></p>		

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			<p><u>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>4.80. 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>4.81. 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>4.82. 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>4.83. 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> <p><u>4.84. 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.</u></p> <p><u>4.85. 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. However, it is recognised that there may be instances where the provision of reduced rates of specialist housing on sites of 50 or more dwellings may be appropriate due to issues of viability; suitability of the development site; or need within the area. As such, this Policy specifies the circumstances within which reduced provision of specialist housing is appropriate.</u></p> <p><u>4.86. 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>4.87. 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>4.88. It is important that specialist housing is supported by the provision of an appropriate quantity and quality of open space. Consistent with Policy DP16, 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>4.89. 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. Such provision has the</u></p>		

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			<p>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 DP4-DP8).</p> <p><u>4.90. 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.</u></p> <p><u>4.91. 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 DP5 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.</u></p> <p><u>4.92. 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.</u></p> <p><u>4.93. 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 (SP4) and health and wellbeing (SP5).</u></p> <p><u>4.94. 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.</u></p> <p><u>4.95. 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 specialist housing provision. 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, SP4-SP5, DP1, DP3, DP4, DP12, DP13, DP15-DP18, DP26 and DP28-DP29.</u></p> <p><u>4.96. 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.</u></p> <p><u>Retention of Existing Specialist Housing for Older People and those with Disabilities and Special Needs</u></p> <p><u>4.97. 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:</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. There is an expectation that the proportion of older people living in Shropshire will increase at a faster rate than the national average.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>		
MM035	Page 81	New Policy Explanation Footnotes	7 www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.
MM036	Page 84	Policy DP3	<p>DP3. <u>DP4.</u> Affordable Housing Provision</p> <p>1. Opportunities for people to access new homes which are well designed, of high quality, and the right type, tenure and affordability will be achieved by:</p> <p>a. Requiring new residential development on all sites of 0.5 ha or more; sites of 5 or more dwellings in designated rural areas; and sites of 10 or more dwellings elsewhere to provide on-site affordable housing, in accordance with the following percentages and geographic areas as defined Figure-DP3-4 <u>DP4.1</u>:</p> <p>i. 10% in the north; and</p> <p>ii. 20% in the south.</p>	Reflecting wider changes.	Shropshire Council.

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			<p>b. Ensuring that only in exceptional circumstances will either an off-site provision or a financial contribution in lieu of on-site provision be supported on major housing development;</p> <p>c. Ensuring applications for development with a requirement to provide affordable housing secure the interest of a Registered Provider, and that the affordable dwellings will be transferred to a Registered Provider as soon as possible, and no later than at completion of 50% of the consented market housing;</p> <p>d. Ensuring that where affordable housing is to be secured on site, its tenure comprises 70% social or affordable rent accommodation and 30% intermediate or other affordable housing, unless evidence of local need indicates otherwise;</p> <p>e. Requiring affordable rents to be set at 80% of open market rent and not to exceed Local Housing Allowance Housing Benefit;</p> <p>f. Requiring shared ownership to be capped at 80% of the equity share;</p> <p>g. Ensuring that the affordable housing is indistinguishable from the open market housing, including by way of character, design, location and size and is consistent with <u>Policies SP4 policies SP5, DP1, DP2</u> and other relevant policies of this Local Plan;</p> <p>h. Ensuring that affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality; and</p> <p>i. Ensuring new and existing affordable houses are maintained as affordable in perpetuity.</p> <p>j. All affordable housing provided onsite will be allocated in accordance with Shropshire Councils Allocations Policy.</p> <p>2. The provision of reduced rates of affordable housing due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. In these circumstances an overage clause will be sought in order to secure the potential for future contributions towards affordable housing.</p>		
MM037	Page 87	Policy DP4	<p>DP4, DP5. Housing Exception Schemes</p> <p>1. Affordable exception schemes are developments consisting of 100% local needs affordable housing. Development of affordable exception schemes that are of a suitable scale, design, tenure and include appropriate prioritisation to people demonstrating a local connection to the area, will be positively considered where all of the following are satisfied:</p> <p>a. It is within or immediately adjoining the built form of:</p> <p>i. A Strategic, Principal or Key Centre;</p> <p>ii. A Community Hub or Community Cluster Settlement; or</p> <p>iii. Another settlement with a school or the ability to access a school by public transport.</p> <p>b. It will not result in development in an isolated location;</p> <p>c. There is a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey and the number of dwellings provided does not exceed this identified local need;</p> <p>d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey;</p> <p>e. All the dwellings will be retained as affordable in perpetuity;</p> <p>f. The affordable housing is allocated in accordance with a Local Lettings Plan;</p> <p>g. The affordable housing will be delivered and managed by a Registered Provider;</p> <p>h. A site in any locations set out in part (a) above also should also conform with the requirements set out in Policy SP8-SP9 4(a – d) and Policy SP9-SP10;</p> <p>i. The design and character of the affordable housing complies with the design requirements identified within Policy SP4, SP5 and DP1 and DP2;</p> <p>j. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and</p> <p>k. They comply with all other relevant policies of this Local Plan.</p> <p>2. Exception sites that are promoted and delivered through a Community Led Approach will be supported as a means of delivery. Further to all of the above criteria being met, there is also an expectation that Community Led Housing schemes include and extensive and meaningful community engagement and participation, undertaken prior to the submission of any planning application.</p>	Reflecting wider changes.	Shropshire Council.
MM038	Pages 87-88	Policy DP4 Explanation	<p>Explanation</p> <p>4.57. 4.112. Given the significant need for affordable housing in the County as a whole it is important that affordable housing is brought forward in the rural area. There are a number of ways affordable housing can be achieved; including and in accordance with open market development (Policy DP4-DP3); cross subsidy (Policy DP8-DP7), single site exception sites (Policy DP7-DP6) and entry level exception sites (Policy DP6-DP5).</p> <p>4.58. 4.113. Exception site schemes delivered and managed by Registered Providers have traditionally been the mainstay of rural housing delivery. Increased demand from households unable to secure either a rented or low cost home has prompted a broader range of delivery mechanisms reflected in the NPPF and in this Plan.</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>4.59. 4.114. Exception sites can be supported in areas where housing development would not normally be encouraged and are based on identified need for qualifying households. Qualifying households are those whose housing needs are not met by the market who live in or are employed in or have close connections with the relevant area. Any proposal for local needs housing will need to be fully evidenced and to accurately reflect evidence of local need.</p> <p>4.60. 4.115. Evidence provided in respect of sites adjoining Strategic, Principal and Key Centres is likely to demonstrate high affordable housing need. <u>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.</u> 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, significant <u>Significant</u> emphasis will <u>also</u> 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> <p>4.61. 4.116. There remains a reliance on exception site delivery by Registered Providers and for schemes to be brought forward as Community Led Initiatives, where possible and where there is support by the community to do so.</p> <p>4.62. 4.117. Acceptable tenures are defined in Annex 2 of the NPPF, with further guidance being provided by the updated Housing SPD. There is an expectation that affordable homes will be retained as affordable in perpetuity, with shared ownership being restricted in staircasing to 80% of open market value and rented tenure to 80% of open market rental value and capped at the local housing allowance.</p> <p>4.63. 4.118. Landowners considering bring forward a site forward as an exception site forward are encouraged to contact the Council's Housing Enabling Team who will be able to assist in getting Registered Providers involved and to discuss the potential for a community led initiative.</p>		
MM039	Page 89	Policy DP5	<p>DP5. <u>DP6.</u> Entry Level Exception Sites</p> <p>1. Entry level exception sites for 100% affordable housing suitable for first time buyers (or those looking to rent their first home), will be positively considered where they comply with all of the following:</p> <p>a. It is demonstrated through an up-to-date and robust local housing needs survey, that there is a local need for these affordable dwellings and that this need will not be met through any saved SAMDev Plan allocations, allocations in the Local Plan or development with extant planning permission;</p> <p>b. The site is no more than 1 hectare in size and the number of dwellings provided does not exceed the evidenced need and at most consists of no more than 5% of the number of homes in the existing settlement, based on the most recent data available from the Council;</p> <p>c. The site is within or immediately adjoining the built form of:</p> <p>i. A Strategic, Principal or Key Centre;</p> <p>ii. A Community Hub or Community Cluster Settlement; or</p> <p>iii. Another settlement with a school or appropriate access to a school by sustainable modes of transport.</p> <p>d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey and gives priority to those with a local connection;</p> <p>e. All the dwellings will be retained as affordable in perpetuity;</p> <p>f. There has been meaningful community engagement prior to the submission of a planning application;</p> <p>g. A site in any locations set out in part (c) above also should also conform with the requirements set out in Policy SP8-SP9 4(a – d) and Policy SP9-SP10;</p> <p>h. The design and character of the affordable housing complies with the design requirements identified within Policy SP4, SP5 and DP1 and DP2;</p> <p>i. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;</p> <p>j. The site is not wholly or partly within the Shropshire Hills Area of Outstanding Natural Beauty or the Green Belt; and</p> <p>k. They comply with all other relevant policies of this Local Plan.</p>	Reflecting wider changes.	Shropshire Council.
MM040	Page 90	Policy DP6	<p>DP6. <u>DP7.</u> Single Plot Exception Sites</p> <p>1. Recognising the diverse range of settlement patterns within the rural area and the varied needs of the residents of our rural communities, single plot exception sites will be considered where:</p> <p>a. Applicants are able to demonstrate that:</p> <p>i. They require affordable housing and have a strong local connection and need to be located within the settlement that the site is proposed;</p>	Reflecting wider changes.	Shropshire Council.

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			<p>ii. There are no other reasonable options which address their housing needs, having regard to the availability of low-cost housing options within the Strategic, Principal or Key Centres; Community Hubs; Community Clusters; any other nearby settlements; and existing or planned rural exception schemes; and</p> <p>iii. Their need cannot be met through affordable housing provided in accordance with Policies DP5-DP4, DP6-DP5 and DP8-DP7 and does not relate to self-build and custom-build housing under DP3-DP2.</p> <p>b. The site is within and well related to the built form of a settlement and has permanent and substantial buildings on at least one side;</p> <p>c. It will not result in development in an isolated location;</p> <p>d. The dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed by legal agreement;</p> <p>e. The site area, including any access arrangements, is no more than 0.05ha;</p> <p>f. The dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the Nationally Described Space standards for a 6-person household, although the provision of a single detached garage to the maximum of 18 sq. metres would be supported in addition;</p> <p>g. The design and character of the affordable housing complies with the design requirements identified within Policies <u>SP4-SP5</u>, <u>SP9</u>, SP10 and DP1 <u>and DP2</u>;</p> <p>h. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and</p> <p>i. They comply with all other relevant policies in the Local Plan.</p>		
MM041	Page 92	Policy DP7	<p>DP7-DP8. Cross-Subsidy Exception Schemes</p> <p>1. Cross-subsidy exception schemes are developments consisting of a proportion of open market housing to facilitate the delivery of a significant proportion of local needs affordable housing. Development of cross-subsidy exception schemes that are of suitable scale, design, tenure and include appropriate prioritisation of local people for the affordable housing provided will be positively considered where all of the following are satisfied:</p> <p>a. It is demonstrated that no public grant is available and that an affordable exception scheme is unviable.</p> <p>b. It is within or immediately adjoining the built form of:</p> <p>i. A Strategic, Principal or Key Centre;</p> <p>ii. A Community Hub or Community Cluster Settlement; or</p> <p>iii. Another settlement with a school or the ability to access a school by public transport.</p> <p>c. It will not result in development in an isolated location;</p> <p>d. There is a proven local affordable housing need that is demonstrated through an up to date robust housing needs survey. The delivery of affordable housing will need to accurately reflect this need and be allocated in accordance with a Local Lettings Plan;</p> <p>e. The scale of the development will solely be dictated by the evidence of local affordable housing need but will not normally exceed 10 dwellings;</p> <p>f. At least 70% of the homes provided will be affordable housing and of a type, size and tenure that meets the local housing needs evidenced in the housing needs survey;</p> <p>g. All the affordable dwellings will be retained as affordable in perpetuity;</p> <p>h. There is a preference for the affordable homes to be delivered and managed by a Registered Provider. However, where this is not an option, other delivery and management approaches will be considered, including by landed estates, community land trusts, development companies and private landlords;</p> <p>i. The affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality.</p> <p>j. A site in any locations set out in part (b) above should also conform with the requirements set out in Policy SP8-SP9 4(a – d) and Policy SP9-SP10;</p> <p>k. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;</p> <p>l. The design and character of the affordable housing complies with the design requirements identified within Policy SP4-SP5 and DP1 <u>and DP2</u>;</p> <p>m. They comply with all other relevant policies of this Local Plan.</p> <p>2. Cross-subsidy exception schemes that are promoted and delivered as a Community Led Approach will be supported as a means of delivery. Further to all of the above criteria being met, there is also an expectation that Community Led Housing schemes include extensive and meaningful community engagement and participation, undertaken prior to the submission of any planning application.</p>	Reflecting wider changes.	Shropshire Council.

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MM042	Pages 94-95	Policy DP8	<p>DP8. DP9. Gypsy and Traveller Accommodation</p> <p>1. The accommodation needs of those who identify as Gypsies, Travellers and Travelling Showpeople will be addressed as part of meeting the housing needs of all sectors of the community. This will be achieved by supporting suitable development proposals for sites for:</p> <p>a. Pitches or plots within the development boundaries of Shrewsbury, Principal and Key Centres, Community Hubs and Strategic <u>Settlements Sites</u> where these are allocated for residential uses;</p> <p>b. Gypsies and Travellers and Travelling Showpeople (as defined in Annexe 1 of CLG's Planning Policy for Traveller Sites) in locations close to Shrewsbury, Principal Centres, Key Centres and Community Hubs, where this does not conflict with national policy and the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches;</p> <p>c. Single pitch/plot or family unit exception sites (of no more than 3 pitches) for all Gypsies and Travellers and Travelling Showpeople in locations well related to Shrewsbury, Principal Centres, Key Centres, Community Hubs, Community Clusters and other settlements defined by Local Plan Policy DP5-DP4 (Affordable Exception Sites) in accordance with Local Plan Policy <u>SP9-SP10</u> (Countryside) and other relevant Local Plan policies, where the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches and a local connection is satisfactorily evidenced; and</p> <p>d. Transit provision in close proximity to the main established travelling routes in the area to meet any additional <u>evidenced</u> need.</p> <p>2. Mixed uses will not be permitted on rural exception sites and all new sites should be in a sustainable location, reasonably accessible to education, health and welfare infrastructure and meet the following criteria:</p> <p>a. Be of a scale which respects that of any nearby settled community, the local setting and the ability of local infrastructure and services to serve the population;</p> <p>b. Have safe access and be well located relative to the highway network which has enough capacity to meet the needs of the development;</p> <p>c. Not have an adverse impact on the character and appearance of the surrounding area or the natural environment or heritage assets, meeting the requirements set out in the relevant policies of this Local Plan;</p> <p>d. Not conflict with the objectives of Green Belt or AONB designation;</p> <p>e. Be located outside of areas at high risk of flooding and meet the requirements set out in Local Plan-plan Policies <u>DP22-DP24</u> (Flood Risk) & DP23-DP22 (Sustainable Drainage);</p> <p>f. Be designed in accordance with relevant Good Practice guidance, with associated buildings such as amenity blocks proportionate in scale and bulk to the site and their intended use;</p> <p>g. Incorporate suitable design, landscaping and screening in accordance with the requirements of Local Plan Policy DP17-DP16, and make provision for recreational facilities, parking and manoeuvring as appropriate; and</p> <p>h. Be in accordance with specific criteria in any relevant neighbourhood plan.</p> <p>3. Where a site is for permanent residential occupation, including a mixed-use site incorporating business and residential uses, it should be demonstrated to be suitable for residential development and that any necessary additional infrastructure can be provided as part of the development, consistent with relevant policies of this Local Plan. Any business use proposed on a site should be able to be accommodated whilst maintaining acceptable standards of residential amenity, for both the intended and existing residents. Preference will be given to brownfield sites.</p> <p>4. To ensure that a 5 year supply of pitches and plots is maintained and that there is adequate permanent and transit accommodation to meet the range of needs of gypsies and travellers over the Local Plan period, the Council will:</p> <p>a. Resist the loss of existing gypsy and traveller, transit and travelling showpeople sites to alternative development or other uses, unless it can be robustly evidenced that there is no longer a need for gypsy and traveller provision;</p> <p>b. Use planning conditions and/or legal restrictions, as appropriate, to retain control over future site occupation in order ensure that the pitches remain available to satisfy gypsy and traveller local needs;</p> <p>c. Positively consider applications for alterations to existing sites to improve residential amenity, where these meet all other relevant policy requirements and are required to achieve modern residential standards or accommodate health related requirements; and</p> <p>d. Review the GTAA evidence base within 5 years of Plan adoption and use this evidence to review strategic requirements for specific Gypsy and Traveller site allocations through Local Plan Review, a Gypsy and Traveller Site Allocations DPD or, where appropriate, for Neighbourhood Plans to bring forward new sites.</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.
MM043	Pages 95-97	Policy DP8 Explanation	<p>Explanation</p> <p>4.82. 4.137. It is recognised that the accommodation needs of all gypsies and travellers must be provided for. This includes those that meet the definition set out in Annexe 1 of Planning Policy for Traveller Sites (PPTS) 2015 and settled travellers who do not meet that definition but identify as Gypsy and Travellers. The Gypsy and Traveller Accommodation Assessment (GTAA 2019 <u>update</u>)</p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.

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			<p>which is a refresh of the 2017 study provides an up to date assessment of existing provision and evidence of the likely future pitch needs, both permanent and transit, of Gypsies and Travellers in Shropshire. It includes ethnic gypsies and travellers who fall outside the definition of Travellers in the PPTS who nonetheless are able to demonstrate a right to culturally appropriate accommodation. Where Gypsy and Travellers wish to be accommodated in bricks and mortar accommodation these needs are considered as part of the broader housing need.</p> <p>4.83. 4.138. The GTAA <u>2019 update identified</u> identifies a total of 148 authorised pitches across Shropshire as well as a temporary showpersons yard. It looked looks 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>4.139. 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>4.140. 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. 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>4.141. However, comprehensive <u>Comprehensive</u> 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>4.142. 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 20019 update regarding strategic need and requirements for the Local Plan remain applicable.</u></p> <p>4.143. The Although there is a separate requirement identified by the GTAA 2019 update 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> <p>4.84. 4.144. There is also a requirement in national policy to identify and address the likely transit needs of the in 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>4.145. 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>4.146. The GTAA <u>2019 update</u> it is recognised however that additional Council provision would support transit capacity and the ability to manage unauthorised encampments. <u>Therefore, therefore the Council is has</u> actively exploring explored complementary transit provision outside the Local Plan process <u>and is progressing work to deliver this opportunity.</u></p> <p>4.85. 4.147. 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 DP9 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</p>	Clarification. Reflecting wider changes.	Shropshire Council.

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			<p>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.</p> <p>4.86. 4.148. In the past there has been a focus on public pitch provision, but the Government indicates in PPTS that it wishes 'to promote more private traveller site provision' in addition to provision for those who are not able to provide their own sites. To this end Shropshire Council manage sites, which provide affordable pitches for rent, and have created additional capacity and improved a number of their sites, whilst new private sites have been brought forward through the development management process. In light of GTAA evidence and government aspirations, any new pitch provision will be facilitated by this local plan policy which sets out clear guidelines to deliver development which meets national policy requirements and is appropriate in the Shropshire context. Whilst allocations are not considered to be required and therefore are not identified, the Policy sets out a positive, facilitating approach to meeting the accommodation needs of individuals and families as they arise. Such a criteria-based policy approach will provide greater clarity for applicants as to the basis against which their application will be considered and allow for the delivery of sites of an appropriate scale in the most suitable locations.</p> <p><u>4.149. 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></p> <p>4.87. 4.150. The locations identified by the Policy seek to direct pitch and plot provision to locations which are in reasonable proximity of sustainable settlements with services and facilities to enable the population to access education, health, welfare and employment opportunities. Appropriate locations are identified in the same way as they are for general housing requirements by reference to the Local Plan's broader settlement hierarchy and exceptions housing approach. Whilst it is recognised that to promote sustainable lifestyles and communities, sites should be reasonably accessible to facilities and services, this must be balanced with the need to: provide affordable opportunities for sites, given difficulties in acquiring land at a reasonable cost on the edge of settlements; the requirements of gypsy and traveller traditional lifestyles and need to consider interrelationships with existing settled communities, local environmental capacity and the ability of local infrastructure to absorb additional requirements.</p> <p>4.88. 4.151. It is accepted that the accommodation needs of Gypsies and Travellers and Travelling Showpeople tend to differ from those of the rest of the population and this is reflected in site design and requirements. Thus, the Policy recognises, for example, need to accommodate ancillary structures such as amenity blocks and business and storage uses on pitches and plots and also transit requirements. Proposals for pitches and sites are however subject to general development criteria, the same as for other types of development. This will mean that sites should not be located in substandard and unsuitable locations, and be acceptable in terms of their scale, design and other potential impacts. National policy also sets out a range of matters to take into account when consider when assessing applications for Traveller site development which will also apply.</p> <p>4.89. 4.152. The need for affordable private pitches, in addition to Shropshire Council's affordable rented provision, is reflected in the Policy in that it allows for small sites for all gypsies and travellers through an exception approach. This uses a mechanism similar to that used for more traditional dwellings in Local Plan Policy DP7-DP6. It is expected that applicants will demonstrate both a local connection and need for the type of site proposed, with the Council's Gypsy Liaison Team providing support in the assessment of applications, including whether the level of accommodation and ancillary buildings are reasonably necessary to provide adequate accommodation and facilitate a traditional lifestyle for the applicants. As affordable provision it is expected that the pitch or plot size and ancillary buildings such as amenity blocks will not be of excessive size and that the proposed form of development on the site will reflect the requirements of a traditional lifestyle. Planning conditions to restrict occupancy, including personal or temporary conditions where appropriate, and, if necessary, legal agreements will be used to ensure that that a site is retained in perpetuity for use by traveller families with a bona fide local connection. Additional guidance will be provided in the Housing SPD</p> <p>4.90. 4.153. To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, the facilitation of new sites needs to be accompanied by measures to retain existing sites and enable them to remain fit for purpose. Thus, in addition to ensuring that planning permissions for new sites are accompanied by appropriate occupancy conditions and any necessary legal restrictions, the Council will resist the loss of existing sites (where this is within their control) and facilitate appropriate modernisation and adaptations where this meets other policy requirements.</p> <p>4.91. 4.154. Shropshire Council also recognise that it is important that the approach to all gypsy and traveller provision remains consistent with the changing needs of the Traveller population and is therefore committed to reviewing evidence and the need for allocations in future Local Plan reviews. Working with the Council's Gypsy Liaison Team, cross boundary work with adjoining authorities and monitoring of: planning applications; the occupancy of Council sites and unauthorised encampments will check that</p>		

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			the approach set out in this Policy is being successful and together with a refreshed GTAA provide a trigger for the review of provision, either directly by the Council or through allocations.		
MM044	Pages 98-99	Policy DP9	<p>DP9. <u>DP10.</u> Managing and Supporting Town Centres</p> <p>1. Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of Town Centres and High Streets in line with national policy, taking into account local regeneration strategies where appropriate, as well as the requirements of this policy and any settlement specific guidance contained in policies S1-S18.</p> <p>2. In doing so there is a clear preference to accommodate main town centre uses within the defined Town Centres of Shrewsbury, and the Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch, as shown on the Policies Map. Main town centre uses will also be supported within and adjoining the existing high streets of the following Key Centres: Albrighton, Bishops Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.</p> <p>3. Proposals for main town centre uses outside either defined Town Centres, or outside the recognised high street in Key Centres, will need to prepare a sequential site assessment to show they cannot be reasonably accommodated within the Town Centre or high street, having taken account of all reasonable opportunities to amend the scale and design of their proposal.</p> <p>4. The Council will not permit proposals in edge and out of centre locations, where it is considered there will be a significant adverse impact on either a defined Town Centre or a recognised High Street. In assessing this, Impact Assessments will be required for new retail and leisure proposals where they:</p> <p>a. Are located outside a defined Town Centre, or are more than 300 meters from a recognised high street; and</p> <p>b. Are not in accordance with the Settlement Strategy for the area; and</p> <p>c. Have a gross floorspace above the following thresholds:</p> <p>i. Shrewsbury – 500sqm;</p> <p>ii. Principal Centres and Key Centres – 300sqm</p> <p>5. In Shrewsbury, whilst it is acknowledged both Meole Brace and Sundorne Retail Parks provide a complementary retail offer, neither are defined as either a Town Centre or High Street, and therefore the requirements of parts 3 and 4 of this policy apply.</p> <p>6. In supporting the appropriate management of uses within the defined Town Centres the following will apply:</p> <p>a. There is a presumption in favour of proposals for main town centre uses within defined Town Centres;</p> <p>b. Proposals for non-town centre uses within Town Centres, including residential, will be considered acceptable where they would support the vitality and viability of the Town Centre;</p> <p>c. There is presumption in favour of retail (E(a)) (A1) uses within the Primary Shopping Area in Shrewsbury;</p> <p>d. Proposals for non-retail uses within Shrewsbury's Primary Shopping Area will be supported where it can be demonstrated this would support the wider regeneration of the town centre and would not result in an over concentration or undue dominance of non-retail uses.</p> <p>7. In line with Policy SP5-SP6, the cumulative impacts on people's health and wellbeing will be considered when assessing proposals for hot food takeaways in Town Centres and High Streets, where permission is required.</p> <p>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-S204.</p> <p>9. In Community Hubs and Community Clusters, the preferred location for additional main town centre uses will be in locations accessible on foot or cycle for the majority of the local population and should be consistent with the relevant Settlement Strategy policies contained in policies S1-S18 or a Neighbourhood Plan where one is adopted.</p>	Responds to Planning Inspectors Interim Findings. Correction to ensure consistency with updated Use Classes from Sept 2020. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0036.
MM045	Page 111	Policy DP13	<p>DP13. <u>DP14.</u> Development in the River Clun Catchment</p> <p>1. To protect the integrity of the river <u>River</u> Clun Special Area of Conservation (<u>SAC</u>) and to comply with the Habitats Regulations and policy DP12, development within the catchment of the river <u>River</u> Clun will only be permitted if it can demonstrate either nutrient neutrality or <u>a reduction in nutrient levels.</u></p> <p>2. All measures relied on to deliver either nutrient neutrality or <u>a reduction in nutrient levels.</u> must demonstrate with sufficient certainty that they:</p> <p>a. Meet the required <u>Will achieve either</u> nutrient <u>neutrality or a reduction in nutrient levels</u> or improvement; and</p> <p>b. They can <u>Can</u> be secured and funded for the lifetime of the development's effects; <u>and</u></p> <p>c. <u>Do not compromise the ability of the River Clun SAC to reach favourable conservation status.</u></p>	Correction to ensure compliance with Habitat Regulations. Clarification.	Shropshire Council. A0349.
MM046	Pages 111-112	Policy DP13 Explanation	<p>Explanation</p> <p>4.134. <u>4.197.</u> The extent of the river Clun catchment is illustrated in Figure DP13.4 <u>DP14.1.</u></p> <p>4.135. <u>4.198.</u> Part of the river Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl</p>	Correction to ensure compliance with	Shropshire Council. A0349.

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			<p>Mussels. The SAC is within Unit 6 of the River Teme Site of Special Scientific Interest (SSSI), which was assessed at March 2014 as being in unfavourable declining condition for a number of reasons. These include high levels of silt and nutrients (particularly orthophosphate and nitrogen) which affect the health of the pearl mussel population. A review of the monitoring data from the Environment Agency (EA) for the River Clun (2000-2011), shows that although there has been an improvement in the ortho-phosphate (P) concentration, it is higher than is required for a recruiting pearl mussel population. Additionally, in most of the river Clun, including within the SAC, it is higher than that required to maintain adult mussels. The River Clun Nutrient Management Plan 2014 was jointly commissioned by Natural England and the Environment Agency. It gathered together a wealth of information on the catchment and SAC, set targets for ortho-phosphate, nitrogen and suspended solids to be achieved by 2027 and detailed a range of mitigation measures that could be applied to reach the targets. Improvements to waste-water treatment works serving the catchment were made as a result of this.</p> <p>4.136. 4.199. Notwithstanding these improvements, the Habitat Regulations Assessment (HRA) for this Plan shows that most* 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 <u>as amended</u>, this policy restricts development to that which is either nutrient neutral in terms of its effect on the SAC or results in a <u>reduction in the level of nutrients entering the SAC</u>, betterment. This is in anticipation of measures to achieve either of these criteria being found in the future for the majority⁸ of development in the catchment. Such measures could include an updated Nutrient Management Plan and sufficiently robust Action Plan to provide the level of certainty required by the Habitats Regulations that the SAC restoration targets can be achieved in an appropriate timescale.</p> <p>4.137. 4.200. Natural England's advice on nutrient neutrality measures states that they should:</p> <ul style="list-style-type: none"> a. Have sufficient certainty that the measures will deliver the required reduction to make the development neutral; b. Have sufficient certainty that the measures will be implemented, e.g. secured and funded for the lifetime of the development's effects; c. Be preventive in nature so as to avoid effects in the first place rather than offset or compensate for damage. Consideration will therefore need to be given as to (i) when the measures will come online and into effect and (ii) when the pollutants come online as the impact may be phased and take place over the lifetime of a development, rather than on day one. It may be that a range of measures may be helpful to address impacts over time; d. Not undermine the objective of restoring the site to favourable condition by making the restore objective appreciably more difficult, or prejudicing the fulfilment of that objective. For example, where there is only a limited pool of measures available for addressing an existing exceeded threshold and these are used to enable growth rather than bring the <u>SAC site</u> into favourable condition. The key question would be whether, in fact, there is actually a limited pool of measures in the relevant circumstances; e. Not directly use or double count measures that are in place, to meet the Habitats Directive article 6(1)(2) requirements <u>or must be put in place, to protect, conserve or restore the SAC</u> in order to justify new growth; f. Be carefully justified, together with calculations of the baseline nutrient contribution of the development and any avoidance land (e.g. wetland to avoid effects). For example, over-estimating the existing impact of development land and under-estimating existing benefits from avoidance land to reduce the amount of measures needed to meet nutrient neutrality would not satisfy the precautionary principle; and g. Ensure that the baseline for the development site and any avoidance land does not undermine the objective of restoring the site. <p><u>4.201. 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 DP26.</u></p> <p><u>4.202. The Council will support the statutory agencies and other relevant stakeholders in the preparation of the River Clun SAC Restoration Plan at the earliest opportunity in this Local Plan period, and to an agreed timescale. This, and the subsequent River Clun Catchment SPD will give the necessary certainty that the SAC can be protected from the adverse effects of development and will provide clarity and certainty for applicants on how to meet the requirements of this policy.</u></p> <p><u>4.203. The River Clun Catchment SPD will also include a nutrient calculator. This will enable applicants to assess the</u></p>	Habitat Regulations. Clarification. Reflecting wider changes.	

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			<u>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>		
MM047	Page 113	Policy DP14	<p>DP14. DP15. Green Infrastructure</p> <p>1. Development in Shropshire will be accompanied by an improved and expanded green infrastructure network as an integral part of open space provision. This will be achieved by ensuring that all new development:</p> <p>a. Avoids the loss of, or harm to, existing green infrastructure assets in accordance with Policy DP13- DP12 and the disruption or fragmentation of the existing green infrastructure network (which includes the Shropshire environmental and ecological networks). Proposals should be accompanied by a proportionate assessment (a Green Infrastructure Assessment) of existing green infrastructure assets and the green infrastructure network on and in the vicinity of the site and address the quality and quantity of such features;</p> <p>b. Enhances existing green infrastructure assets and extends the green infrastructure network in accordance with the Shropshire Green Infrastructure Strategy. Proposals should also have regard to Neighbourhood Plans and other relevant local strategies such as the Shrewsbury Big Town Plan, where these are available;</p> <p>c. Delivers good quality new green infrastructure on site which can be accessed by people of any age, gender and ability, as an integral part of the open space provision and which provides as many of the following benefits as possible:</p> <p>i. Enhances and enables greater connectivity of the existing green infrastructure network and individual green infrastructure assets;</p> <p>ii. Conserves and enhances biodiversity in accordance with biodiversity net gain requirements and Policy DP13- DP12;</p> <p>iii. Supports the delivery of climate change adaptation and mitigation measures in line with Policies SP3 and DP12- DP11.</p> <p>iv. Improves air quality; and</p> <p>v. Addresses identified local health and wellbeing needs and encourages active and healthy lifestyles in line with Policy SP5- SP6.</p> <p>2. Where on site green infrastructure provision is demonstrably not possible or practical, there will be an onus on the delivery of good quality open space in line with the requirements of Policy DP16- DP15.</p> <p>3. For significant new development, including the site allocations and strategic sites and the settlements identified in Policies S1- 2024, green infrastructure should be an integral part of a masterplan showing good quality and appropriate on-site provision which:</p> <p>a. Delivers a green infrastructure network which links existing and new green infrastructure assets in a coherent manner and maximises the benefits outlined in (1(c)) above; and</p> <p>b. Connects to the green infrastructure network in the surrounding area and improves that network's accessibility and linkages where possible.</p> <p>4. Where a site delivers green infrastructure as part of its open space provision, its future management and maintenance will be secured through a planning obligation.</p> <p>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.</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.
MM048	Pages 114-115	Policy DP14 Explanation	<p>Explanation</p> <p>4.138. 4.204. 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.</p> <p>4.139. 4.205. The Shropshire Green Infrastructure Strategy states that GI comprises green or blue spaces (i.e. those which include some form of habitat or potential habitat) which can provide multifunctional purposes for the environment and quality of life, and which are strategically identified and /or planned at different scales to form a high-quality integrated network.</p> <p>4.140. 4.206. Green infrastructure is important as it can not only deliver environmental benefits but also benefits for humans in the form of access to open space. A wide range of research has been produced which shows the benefit of green infrastructure and its positive impact on the health of the community and the natural environment.</p> <p>4.141. 4.207. This policy aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, protecting landscape, reducing recreational impacts on internationally designated wildlife sites and ensuring a high-quality local environment and an enhanced quality of life. The National</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0124.

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			<p>Planning Policy Framework requires Local Authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p>4.142. 4.208. Green infrastructure within Shropshire plays a vital role in: conserving, maintaining and enhancing existing natural features and networks; addressing identified health and well-being needs; supporting adaptation to, and mitigation of, climate change; improving air and water quality and increasing opportunities for active travel, walking and cycling. Good quality green infrastructure can also boost local economic activity.</p> <p>4.143. 4.209. The Shropshire Green Infrastructure Strategy (2020) recommends a policy approach to development based on an assessment of existing green infrastructure assets. This forms the basis for the protection of existing green infrastructure and the provision of new. The Strategy then identifies the opportunities for the protection, enhancement and provision of new green infrastructure around the Strategic, Key and Principal settlements based on 6 key themes of:</p> <ul style="list-style-type: none"> a. biodiversity and geology; b. landscape heritage and culture; c. water resources; d. active travel, access and recreation; e. health and wellbeing; and f. climate change. <p>Developers will be expected to deliver such opportunities as part of planning proposals wherever possible. Regard should also be had to community aspirations for green infrastructure as expressed in the Place Plans and in conjunction with Policy DP16 DP15.</p> <p>4.144. 4.210. it is not feasible to identify every component of green infrastructure in and around Community Hubs and Community Clusters. However, even in the absence of a specific green infrastructure opportunity map for an area, improving the connectivity of green areas (including streams, ponds and other watercourses) should still be considered. By identifying such areas in the vicinity of a development site, it is possible to consider the possibility of improving connections through development. An example could be the provision of footpaths and cycle ways through a site to link existing publicly accessible green spaces, or a public green connecting a pond on site to a hedgerow and fields beyond the site boundary.</p> <p>4.145. 4.211. The requirement for new open spaces for sport and recreation alongside new development is included in Policy DP16 DP15.</p>		
MM049	Pages 123-125	Policy DP18	<p>DP18. DP19. Pollution and Public Amenity</p> <p>Development will comply with existing pollution control regimes and national objectives for pollutants. Proposals should be designed from the outset to; safeguard environmental quality and public amenity; minimise pollution; mitigate adverse effects; and maximise opportunities for improvements where practicable.</p> <ol style="list-style-type: none"> 1. Development will ensure that it is appropriate for its location, during both construction and operation, and that the site is suitable for its proposed use taking into account existing conditions and any remediation proposals. Development affecting existing businesses and community facilities will be determined in line with national policy which places the onus on the person seeking planning permission to provide suitable mitigation before the development is completed. 2. Development which is likely to give rise to concerns about air quality, either on its own or cumulatively will provide an assessment proportionate to the scale of development and level of concern as follows: <ul style="list-style-type: none"> a. A baseline of the existing air quality on the site and surrounding area; b. A prediction of the future air quality without the development; c. A prediction of the likely effects of the development on air quality and suggested mitigation measures; and d. A prediction of the future air quality if the development were to proceed with the suggested mitigation measures in place. 3. Opportunities to improve air quality through the provision of green infrastructure in accordance with Policy DP15 DP14, industry relevant best available techniques, traffic and travel management (including linking to active travel networks) and the provision of electric charging facilities for vehicles should be maximised. Proposals which would lead to an unacceptable risk from air pollution or prevent sustained compliance with limit values or national objectives for air pollutants will be refused unless they can be practicably amended to avoid that risk. 4. Development should avoid Shropshire's best and most versatile agricultural land (grades, 1, 2 and 3a) wherever possible, unless the need for and benefit of the development justifies the scale and nature of the loss. 5. The re-use of previously developed (brownfield) land is encouraged. Proposals on despoiled, degraded, derelict or unstable land or on land affected by contamination will be supported, subject to other plan policies, where it can be established by the applicant that the site can be safely and viably developed with no significant impact either during the construction or operational stages of development on: <ul style="list-style-type: none"> a. Ground and surface water quality in accordance with Policy DP20 DP19; 	Clarification. Reflecting wider changes.	Shropshire Council. A0600.

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			<p>b. Air quality;</p> <p>c. Soil quality;</p> <p>d. The natural and historic environment in accordance with Policies DP13-DP12 and DP24-DP23;</p> <p>e. Human health (for contaminated land); and</p> <p>f. Buildings (for unstable land).</p> <p>6. Additionally, proposals on sites with a known or high likelihood of instability or contamination should be accompanied by proportionate and adequate site investigation prepared by a competent person. This should determine:</p> <p>a. The existence or otherwise of contamination or instability;</p> <p>b. The nature, extent and source of the instability or contamination and (for contamination), the potential pathways;</p> <p>c. The risks associated with the instability or contamination and who these are likely to affect; and</p> <p>d. A strategy which sets out measures to remediate any instability or contamination;</p> <p>The developer may need to provide further information if this initial assessment shows that the risks cannot be reduced to an acceptable level. The relevant permits or permissions should be obtained for all site investigations.</p> <p>7. When development may create additional noise, during construction or operation, or when new development would be sensitive to the existing noise environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced) proposals should include a noise assessment proportionate to the scale of development and the level of concern which sets out:</p> <p>a. Whether or not an adverse effect on health and quality of life is occurring or is likely to occur;</p> <p>b. The level of any adverse effect as defined in the Noise Policy Statement for England Explanatory Note and the noise exposure hierarchy table¹; and</p> <p>c. Whether a good standard of amenity can be achieved taking into account appropriate mitigation measures. Such measures should not make the development unsatisfactory in other respects.</p> <p>8. The noise assessment should be prepared by an experienced specialist and follow industry good practice as set out in Professional Practice Guidance on Planning and Noise (ProPG). Proposals which result in an observed adverse effect² will be permitted where mitigation can either remove the effect or reduce it to a minimum. Proposals which cannot be practicably amended to prevent an unacceptable adverse effect² or to avoid a significant observed effect² will not be permitted.</p> <p>9. One of the special qualities of the Shropshire Hills AONB is its tranquillity. Proposals should consider how they can protect the designated area from noise disturbance in line with Policy DP25-DP24 and how its tranquillity could be further enhanced through specific improvements in soundscape, the provision of green infrastructure in accordance with Policy DP15-DP14 and the use of quiet modes of access.</p> <p>10. It is important for people and wildlife to have the right levels of lighting in the right place and for it to be used at the right time. If any of the following apply:</p> <p>a. An existing light installation makes the proposed location for development either unsuitable, or suitable only with appropriate mitigation;</p> <p>b. Light levels in the environment around the site would be materially changed;</p> <p>c. The light levels proposed by the development are likely to adversely affect the use or enjoyment of nearby buildings or open spaces;</p> <p>d. The impact of new lighting conflicts with the needs of specialist facilities that require low levels of surrounding light;</p> <p>e. The development is in or near a protected area of dark sky or an intrinsically dark landscape which would be conspicuously affected by new lighting;</p> <p>f. If new lighting would have an impact on safety; or</p> <p>g. If new lighting would have a significant impact on a protected site or protected species (in accordance with Policy DP13-DP12) or if it is likely to create light pollution that would affect the behaviour of wildlife;</p> <p>Then proposals should include a proportionate assessment detailing where the light shines, when it shines, how much light is likely to shine, any likely impacts on public amenity and habitats or species and how these can be appropriately mitigated. An explanation of the need for the lighting and its benefits e.g for sports facilities, should accompany the assessment. Proposals which cannot be practicably amended to prevent or avoid an unacceptable adverse effect from light pollution will not be permitted.</p> <p>11. Planning decisions should take wider security and defence requirements into account. Development proposals, <u>in particular those</u> within a designated Ministry of Defence Safeguarding Zone must ensure that they have no adverse effect on an operational defence site <u>or activities</u>.</p> <p><small>1. As set out in national guidance.</small></p> <p><small>2. As set out in the noise exposure hierarchy table.</small></p>		

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MM050	Pages 125-126	Policy DP18 Explanation	<p>Explanation</p> <p>4.166. 4.232. The NPPF sets out the need for local authorities to prevent development from contributing to, or being put at risk from, unacceptable levels of soil, air, light or noise pollution or land instability. The aim is to ensure that new developments do not harm existing residents, future residents or the natural environment and that soil quality is conserved. This includes minimising air, noise and light pollution, to ensure that new developments are not harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that the local plan should seek to avoid and mitigate the impacts of pollution associated with development.</p> <p>4.167. 4.233. There are two Air Quality Management Areas (AQMA) in Shropshire, in Shrewsbury and Bridgnorth. Both are within the urban area where air pollution results mainly from traffic. Air quality will be considered when assessing development proposals, particularly in or near the AQMAs and where significant doubt arises as to the air quality impact then a cautious approach will be applied.</p> <p>4.168. 4.234. Background levels of ammonia in the air, and nitrogen loads deposited on natural habitats are generally well above the levels and loads recognised as causing damage throughout Shropshire. Developments such as larger-scale combustion processes, industrial biomass boilers, anaerobic digesters and intensive livestock units may need a Habitat Regulation Assessment in line with Policy DP13 DP12 and in any event will need to pay particular attention to mitigation measures to avoid further impacts.</p> <p>4.169. 4.235. The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by DEFRA to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment.</p> <p>4.170. 4.236. The re-use of brownfield land is often seen as having a number of benefits: it is a form of recycling; it can regenerate and decontaminate an area, and it reduces the need for greenfield development. Therefore, the re-use of brownfield land should be preferred wherever possible, bearing in mind the viability of development and the potential for land to acquire biodiversity value.</p> <p>4.171. 4.237. Over many years, the re-use of brownfield land has enabled contamination to be addressed where necessary. There are sites in Shropshire where some historic contamination is possible, so the decontamination and re-use of land is likely to continue for some time. In order for development to go ahead, the possibility, nature and extent of any contamination will need to be investigated; any disturbance of contaminants will need to avoid environmental damage and unacceptable health risks, both during and after development; and remediation measures will need to be introduced, as necessary.</p> <p>4.172. 4.238. 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></p> <p>4.173. 4.239. Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and by only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground, sited to minimise any impact on adjoining areas, and be of a height and illumination level of the minimum required to serve their purpose.</p> <p>4.174. 4.240. Internal and external lighting is important for sports facilities. Sport England has published a design guide for artificial sports lighting⁹ which should be followed when new lighting for recreation and sports facilities is proposed.</p> <p>4.175. 4.241. The Shropshire Hills AONB Management Plan sets out the special qualities (reasons for designation) of the Shropshire Hills Area of Outstanding Natural Beauty. These include tranquillity. The Management Plan can be a material consideration for all planning proposals affecting the designated area (see also Policy DP25 DP24).</p> <p>4.176. 4.242. Planning decisions should take public safety, security and defence requirements into account. Wider public safety issues are covered in Policy SP5 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 zone 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> in 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.</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0600.

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MM051	Page 127	Policy DP19	<p>DP19. DP20. Water Resources and Water Quality Development must not adversely affect the quality, quantity and flow of both ground and surface water and must ensure that there is adequate water infrastructure in place to meet its own needs.</p> <p>1. Development proposals which would lead to deterioration in class under the Water Framework Directive (WFD) or compromise the ability of those water bodies covered by the WFD Water Framework Directive to maintain or meet good status standards, both during construction and when operational, will not be supported.</p> <p>2. Development proposals in a-groundwater Source Protection Zones (SPZ) must show how they have:</p> <p>a. Considered the potential to encounter shallow groundwater. If shallow groundwater is likely, the Council will expect the development to restrict the use of soakaways; and</p> <p>b. Avoided direct discharge of hazardous substances to groundwater; and</p> <p>c. Considered the potential for historic contamination to be encountered. Where historic contamination is likely, the Council will expect development to restrict deep penetrative foundation methods.</p> <p>3. Proposals in Source Protection Zone 1 are not encouraged.</p> <p>4. Proposals are required to demonstrate that they will be served by adequate water infrastructure in terms of water supply, foul drainage, wastewater and sewage treatment, without leading to significant problems for existing users or contamination of waterways (rivers or streams), clean water supply, surface water or groundwater. In particular, proposals should show how development will be phased to allow the relevant water company sufficient time to undertake any necessary capacity improvement works to the existing water supply, wastewater and foul drainage networks and waste-water treatment works prior to construction and occupation of the development. Where development is bought forward in advance of planned capacity improvements by the relevant water company through their Asset Management Process, any required capacity improvements should be delivered via agreement between the developer and the water company.</p> <p>5. In order to avoid any adverse impacts of new development on the existing foul drainage network, all development proposals are required to:</p> <p>a. Demonstrate how foul flows will be drained and identify the agreed point of connection to the public foul drainage network; and</p> <p>b. Demonstrate that sewerage and surface water will drain separately. Where a development is connecting to a combined system, the drainage system proposed on site must remain separate up to the point of connection; and</p> <p>c. Assess the potential impacts of non-mains drainage on water quality to ensure no detrimental impact on the water environment in accordance with Policies DP13-DP12, DP14-DP13, DP15-DP14, DP18-DP17, DP19-DP18, DP24-DP23 and DP25-DP24.</p> <p>6. Proposals should help to conserve and enhance existing watercourses and riverside habitats in line with Policy DP13-DP12 wherever possible. Management, mitigation and compensation measures should aim to improve water quality and create or enhance riverine and aquatic habitats.</p> <p>7. Consideration should be given to opportunities to undertake river restoration and enhancement as part of a development to make space for water. Enhancement opportunities when renewing assets will be encouraged, where viable (e.g. de-culverting, the use of bio-engineered river walls, raising bridge soffits to take into account climate change).</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0347.
MM052	Page 128	Policy DP19 Explanation	<p>Explanation</p> <p>4.177. 4.243. In England and Wales development is required to comply with the Water Framework Directive, through meeting the relevant River Basin Management Plans' requirements. For Shropshire, the Severn River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery. Any development must safeguard these important water resources and protect and improve water quality with an overall aim of getting water bodies to 'good' status as defined by the Water Framework Directive.</p> <p>4.178. 4.244. 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 and should be taken into account, particularly in relation to non-mains foul drainage. 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.</p> <p>4.179. 4.245. The prevention of pollution to rivers, clean water supply, surface water and groundwater are important environmental considerations for the Plan. The Environment Agency has designated Source Protection Zones (SPZ) in Shropshire for clean water supply. Development activities pose a risk in these areas and this policy seeks to safeguard the most sensitive zone (SPZ1) and to minimise harm arising from development in zones 2 and 3. Important water quality restrictions apply to development in the River Clun catchment and this issue is covered by Policy DP14-DP13.</p> <p>4.180. 4.246. The phasing of new sewerage and waste-water treatment infrastructure, which may be required to serve new</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0347.

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			<p>development, will need to avoid overburdening water resources. The Shropshire Water Cycle Study (2020) assesses the impact of new development on the county's water infrastructure and shows where development may be dependent upon upgrading and enlarging the existing network.</p> <p>4.181. 4.247. Existing watercourses play an important role in maintaining biodiversity, promoting wellbeing and supporting recreation and tourism and they are key connectors in the green infrastructure network. This policy recognises this and seeks to add value to the benefits they already deliver and enhance their contribution to the natural environment wherever possible in accordance with Policies DP13-DP12, DP15-DP14, DP19-DP18 and DP25-DP24.</p>		
MM053	Pages 130-132	Policy DP21	<p>DP21. DP22. Flood Risk</p> <p>The safeguarding of people and property and mitigation of the effects of climate change in accordance with Policy SP3 will be achieved by directing development to areas at least risk of flooding. Where development is permitted, the causes and impacts of flooding as well as residual flood risk, will be reduced through design measures, wherever possible.</p> <p>1. Development proposals must show how they have applied the Sequential Test¹ in areas known to be at risk of any form of flooding now or in the future, including those:</p> <p>a. In an area which has critical drainage problems (as notified to Shropshire Council by the Environment Agency); and</p> <p>b. Where the proposed location of the development would increase flood risk elsewhere.</p> <p>2. The Sequential Test is not needed for:</p> <p>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.</p> <p>b. Development in Flood Zone 1 unless the Shropshire Strategic Flood Risk Assessment (SFRA) or other more recent information indicates that there may be flooding issues now or in the future (for example through the impact of climate change); or</p> <p>c. Minor development² and changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site. In these latter cases, the Sequential Test should be applied.</p> <p>3. Development will not be permitted if the Sequential Test shows that there are reasonably available sites appropriate for the development in areas with a lower risk of flooding. The Sequential Test should be based on the Shropshire Strategic Flood Risk Assessment (Levels 1 and 2) and should clearly set out:</p> <p>a. The flood risk for all forms of flooding on the development site; and</p> <p>b. The extent of the area of search for alternative sites (taking a proportionate and pragmatic approach. Different ownership or the presence of a landowner agreement are not acceptable as reasons not to consider alternatives; and</p> <p>c. The flood risk for all forms of flooding on the alternative sites.</p> <p>4. If it is not possible for development to be located in an area with a lower risk of flooding then the Exception Test¹ should be applied in line with the Flood Risk Vulnerability Classification³ and for allocated sites, if either:</p> <p>a. Relevant aspects of the proposal had not been considered when the site was allocated; or</p> <p>b. More recent information about existing or potential flood risk is available which shows that the risk (from any form of flooding) has increased since allocation.</p> <p>5. The Exception Test is not needed for Highly Vulnerable infrastructure³ in Flood Zones 3a and 3b or for More Vulnerable and Less Vulnerable development³ in Flood Zone 3b because these types of development are not permitted. The Exception Test is also not needed for minor development² or changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site.</p> <p>6. Development requiring the Exception Test will be permitted when it can demonstrate all of the following:</p> <p>a. It provides wider sustainability benefits to the community that outweigh the flood risk;</p> <p>b. Having considered the vulnerability of its users, it will be safe for its lifetime;</p> <p>c. It will not increase flood risk elsewhere;</p> <p>d. Where possible, it will reduce flood risk overall; and</p> <p>e. A site-specific Flood Risk Assessment (FRA) shows that:</p> <p>i. Within the site the most vulnerable development is located in the areas with the lowest flood risk, unless there are overriding reasons to prefer a different location;</p> <p>ii. It is appropriately flood resistant and resilient;</p> <p>iii. It incorporates sustainable drainage systems in line with Policy DP23-DP22;</p> <p>iv. Any residual risk can be safely managed; and</p> <p>v. Safe access, egress and emergency escape routes are included (where appropriate) in an agreed emergency plan.</p> <p>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 betterment</u>. Development permitted in Flood Zone 3b should</p>	Correction. Clarification. Reflecting wider changes.	Shropshire Council. A0347. A0608.

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			<p>also be designed and constructed so that it does not:</p> <ul style="list-style-type: none"> a. Impede water flows; and/or b. Increase flood risk elsewhere; and/or c. Result in a net loss of floodplain storage. <p>8. A site-specific Flood Risk Assessment (FRA) will be required for all development proposals including those for minor development, changes of use:</p> <ul style="list-style-type: none"> a. In Flood Zones 2 and 3; b. In Flood Zone 1 if the site is 1 hectare or above; c. In Flood Zone 1 where there are critical drainage problems; d. On land which either the Shropshire SFRA (Levels 1 and 2) shows, or more recent information indicates, is at increased risk of flooding either now or in the future e.g. through the impact of climate change; e. On land subject to other sources of flooding (surface water, groundwater, infrastructure/sewer failure, reservoir overflow) where development would introduce a more vulnerable³ use; and f. On land in those catchments identified in the Shropshire SFRA Level 2 as being at highest risk from the cumulative impacts of development. <p>9. The FRA should demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime, taking climate change into account and with regard to the vulnerability of its users. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk. Information on the application of the Sequential and Exception Tests (as required) should be included in the FRA. Further guidance on FRA requirements is given in the Shropshire SFRA Level 1.</p> <p>10. In those catchments where the cumulative effect of development is likely to have the greatest impact on flood risk, (as set out in the SFRA Level 2) opportunities for the following should be maximised and the FRA should show how all these have been considered:</p> <ul style="list-style-type: none"> a. Natural flood management (in rural areas); b. SuDS retrofit (in urban areas); c. River restoration; d. Wider community flood risk benefits; e. Developer contributions to community flood defences outside the site boundary; f. On- and off-site flood storage and safeguarding of land for such. <p>11. Where development in the vicinity of watercourses is acceptable, adequate and easy access to watercourses and flood defences should be maintained so that they may be managed by the relevant authority.</p> <p>12. Development should seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk. New development should demonstrate no loss of open watercourse with culverts being opened up where possible to improve drainage and flood flows. Proposals involving the creation of new sections of culverted watercourse (unless essential to the provision of access) will not be permitted. Development should also help to conserve and enhance watercourses and riverside habitats, through mitigation measures where an adverse impact is identified (in accordance with policies <u>DP13-DP12, DP15-DP14, DP19-DP18 and DP25-DP24</u>) and ongoing appropriate management to deliver environmental gain.</p> <p><small>1. As set out in national planning policy and guidance. 2. As defined in national planning policy and guidance in relation to flood risk. 3. As set out in the Flood Risk Vulnerability Classification in national guidance</small></p>		
MM054	Pages 132-133	Policy DP21 Explanation	<p>Explanation</p> <p>4.186. <u>4.252.</u> This policy synthesises the requirements of the NPPF and the guidance in the NPPG to provide a clear explanation of the process by which planning proposals can minimise flood risk in the first instance and manage residual risk in the second.</p> <p>4.187. <u>4.253.</u> The risk of flooding can come from various sources which include rivers (fluvial flooding) overloaded sewers (sewer flooding), rainfall or extreme weather events which can cause ground water flooding (where the water table rises) and surface water flooding (where excess water is unable to soak into the ground or water drainage infrastructure).</p> <p>4.188. <u>4.254.</u> This policy is supported by a level 1 and a level 2 Strategic Flood Risk Assessment (SFRA -1 and SFRA-2). The SFRA-1 considers the above sources of flooding and establishes the flood zones in the County. Flood zones are categorised by the likelihood of flooding, with flood zone 1 being the least likely, then flood zones 2 and 3a and finally flood zone 3b. The latter is known as the functional flood plain – those areas of land in Shropshire that are most likely to flood when excess water cannot be contained by rivers or streams. The SFRA-2 considers the flood risk for those sites proposed for allocation in this Plan which were deemed to</p>	Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0347.

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			<p>be at most risk of flooding.</p> <p>4.189. 4.255. The NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk. Local Plans should apply a risk-based approach to the location of development to avoid where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <p>a. Applying the Sequential Test; and</p> <p>b. If necessary, applying the Exception Test.</p> <p>4.190. 4.256. The Sequential Test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to sites at higher risk. Where development of the latter cannot be avoided, application of the Exception Test allows development if the flood risk is clearly outweighed by other sustainability factors. The Sequential Test has already been carried out for those sites allocated within this plan, and there is no need for this to be repeated unless the proposed use differs from the use specified in the allocation. In such cases, the proposed use could be in a more vulnerable category than the allocated use, so the Sequential Test should be applied. Depending on the outcome, the Exception Test may also then be needed. Information on how the Sequential and Exception Tests were applied to this Plan is given in a Sequential and Exception Test document on the Local Plan evidence base web page.</p> <p>4.191. 4.257. 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.</p> <p>4.192. 4.258. The Exception Test, as set out in the NPPF, is a method to demonstrate and help ensure that the flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. This policy details the criteria that must be met for the Exception Test to be passed.</p> <p>4.193. 4.259. 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.</p> <p>4.194. 4.260. 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>.</p> <p>4.195. 4.261. Maintenance easements for watercourses are set out in the Shropshire SFRA-1. These are typically a minimum 8m width access strip adjacent to the top of both banks of any Main River and 5m for Ordinary Watercourses, unless agreed otherwise with Shropshire Council. They should be appropriately landscaped for open space, green infrastructure and biodiversity benefits in accordance with Policies DP13-DP12, DP15-DP14, DP16-DP15 and DP17-DP16.</p>		
MM055	Pages 134-135	Policy DP22	<p>DP22. DP23. Sustainable Drainage Systems</p> <p>Developments will integrate measures for sustainable water management to reduce flood risk, avoid adverse impacts on water quality and quantity within Shropshire (including groundwater resources), and provide opportunities to enhance biodiversity, health and recreation in accordance with Policies DP13-DP12, DP15-DP14, DP16-DP15 and DP25-DP24.</p> <p>1. All major developments must incorporate Sustainable Drainage Systems (SuDS) in accordance with Shropshire Council's Surface Water Management: Interim Guidance for Developers or Shropshire Council's SuDS Handbook (whichever is the later), unless such a drainage system can be clearly demonstrated to be inappropriate. SuDS systems should be designed in accordance with the most recent version of the Construction Industry Research and Information Association (CIRIA) SuDS Manual. Where the use of on-site SuDS is not possible, feasible or appropriate, other means of flood prevention and water management may be utilised with the prior agreement of the Lead Local Flood Authority (LLFA). All other forms of development are strongly encouraged to incorporate SuDS wherever these are reasonably practical and viable.</p> <p>2. Opportunities to achieve multiple benefits in addition to the drainage function, for example through green infrastructure provision and biodiversity enhancements should be sought wherever SuDS are provided in line with Policies DP13-DP12, DP15-DP14, DP16-DP15, DP17-DP16, and DP25-DP24. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects.</p> <p>3. Surface water should be managed at source and the provision of SuDS should follow the hierarchy of drainage options as follows:</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0347.

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			<p>a. Into the ground (infiltration) b. To a surface water body c. To a surface water sewer d. To another drainage system with the permission of the relevant owner e. To a combined sewer</p> <p>Guidance on what SuDS system would be reasonably practicable for all forms of development can be found in the Shropshire Council SuDS Handbook.</p> <p>4. All development proposals should be accompanied by a surface water management plan or statement. Where SuDS are being delivered, this should include:</p> <p>a. A management and maintenance plan setting out how the features will be effectively managed for the lifetime of the development and by whom; and b. Arrangements, including financial for adoption by any public authority or statutory undertaker.</p> <p>5. To reduce the impact of urban creep (the conversion of permeable surfaces to impermeable ones over time) all SuDS serving residential developments should be designed to provide an additional allowance for the lifetime of the development. Guidance on the allowance, based on housing density, is provided by the LLFA.</p> <p>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 for peak rainfall should be defined using relevant Environment Agency guidance. Brownfield run-off rates at the site boundary should be reduced as close as reasonably practicable to greenfield run-off rates. Regardless, where there is opportunity, all run off rates should be reduced to the minimum feasible. Proposals will need to demonstrate that the discharge location has sufficient capacity to receive the post development flows. Proposals will also be expected to have no adverse effect on the receiving water bodies, both during construction and when operational.</p> <p><small>1 1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year.</small></p>		
MM056	Page 135	Policy DP22 Explanation	<p>Explanation</p> <p>4.196. 4.262. The Council will expect all major developments, (as defined in Annex 2 of the NPPF), to include sustainable drainage measures in the form of Sustainable Drainage Systems (SuDS). SuDS provide opportunities to; reduce the causes and impacts of flooding; reduce the burden on traditional water management systems such as sewers; remove pollutants; and provide amenity, recreation and biodiversity benefits. They should be considered at an early stage in the design process and be reflected in the site layout.</p> <p>4.197. 4.263. Wherever possible the Council will require SuDS to be naturalistic, using softer green infrastructure options. In any event, SuDS should consider the following:</p> <p>a. Integration with existing landscape; b. Tree planting provision fed by groundwater runoff that functions effectively in place of attenuation tanks; c. Additional capacity to cater for future development; and d. Techniques including, but not limited to, permeable pavements, swales, basins, rain gardens, green roofs, rainwater re-use, infiltration trenches, ponds and wetlands.</p> <p>4.198. 4.264. SuDS have benefits not only in terms of biodiversity, green infrastructure and place making but they also help reduce the cost and burden of future maintenance over the lifetime of the development and minimise the risk of drainage failures as a consequence of neglect. The lifetime of development is considered to be 100 years for residential and 60 years for commercial properties.</p> <p>4.199. 4.265. Schemes for SuDS need to avoid causing contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should: only dispose of clean roof water into clean, uncontaminated ground; not be used for foul discharges or trade effluent; and may not be suitable within <u>are not appropriate within either Source Protection Zone 1 (inner zone) or Source Protection Zone 2 (outer zone) of groundwater sources such as wells, boreholes and springs used for public drinking water supply, as defined by the Environment Agency</u> (see also Policy <u>DP20 DP19</u>).</p> <p>4.200. 4.266. The SuDS elements of the policy apply to major development. Small-scale developments will be encouraged to adopt elements of SuDS wherever practicable, including the provision of permeable surfaces within the site, e.g. on front gardens or car parking areas.</p> <p>4.201. 4.267. Further guidance on SuDS can be provided by Shropshire Council as the Lead Local Flood Authority (LLFA) by</p>	Clarification. Reflecting wider changes.	Statement of Common Ground with Severn Trent Water. Shropshire Council.

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MM057	Page 139	Policy DP24	<p>reference to the Shropshire Council SuDS Handbook and through the Construction Industry Research and Information Association (CIRIA) SuDS Manual.</p> <p>DP24. DP25. Shropshire Hills Area of Outstanding Natural Beauty Great weight will be given to conserving and enhancing the landscape and scenic beauty of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) by limiting the scale and extent of development in the designated area.</p> <p>1. Planning proposals affecting the Shropshire Hills AONB are encouraged to positively and appropriately contribute towards conserving and enhancing its natural beauty, in accordance with the AONB Management Plan. In particular, opportunities to deliver the highest quality design (in accordance with Policies SP4-SP5 and DP17-DP16) which respects the natural beauty and built heritage of the Shropshire Hills AONB; enhances the sense of place and local character; and enables better management of wildlife sites, heritage assets or the wider countryside; should be maximised.</p> <p>2. Proposals for major development (as defined within Annex 2 of the NPPF) within the Shropshire Hills AONB should be accompanied by a proportionate assessment setting out:</p> <p>a. The need for the development, including in terms of any national considerations and the impact of permitting or refusing it on the local economy;</p> <p>b. The cost of, and scope for, developing outside the designated area, or meeting the need for that development in some other way; and</p> <p>c. Any detrimental effect on the environment, the landscape (see Policy DP18-DP17 also) and recreational opportunities and the extent to which that could be moderated.</p> <p>Permission will be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest based on a consideration of issues a to c above.</p> <p>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 DP42 Policies DP13, DP15-DP14, DP16-DP15, DP17-DP16, DP18-DP17, DP19-DP18, DP20, DP19 and DP22 DP23 and DP24. 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.</p> <p>4. Planning proposals for minor development in the Shropshire Hills AONB and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the AONB (as set out in the AONB Management Plan) will be resisted in the interests of conserving the area's natural beauty.</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0348.
MM058	Pages 142-143	Policy DP25 Explanation	<p>Explanation</p> <p>4.223. 4.289. It is fair that the burden of new infrastructure is shared by all development, in proportion to its scale. It is also important to ensure that development remains viable in order to ensure delivery. Many of the site allocations contained in the Local Plan contain a number of on-site requirements of development and it is expected that these will be delivered either through on-site design or through developer contributions.</p> <p>4.224. 4.290. 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 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.</p> <p>4.225. 4.291. 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.</p> <p>4.226. 4.292. To ensure the viability of development, Policy DP26-DP25 provides a clear prioritisation for the use of CIL funds. In the first instance the statutory and critical needs of a development that are required to make a development acceptable should be met. This includes necessary education provision directly resulting from the development, as well as contributions to local and strategic highway improvements and the provision of additional health facilities. Where the CIL derived from a scheme is not required to meet the needs of that development, the CIL will be used to fund wider priorities identified in the relevant Place Plan.</p>	Responds to Planning Inspectors Interim Findings. Agreed during the Stage 1 Hearing Sessions. Clarification. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0113. A0662. A0347.

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			<p>4.227. 4.293. 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 <u>generally</u> only likely to be necessary on larger proposals of over 50 dwellings <u>(this of course excludes the circumstances where Section 106 contributions are required for provision of affordable housing, which is separate to the CIL process)</u>. Where this is considered necessary, consideration will be given to the viability of the proposal.</p>		
MM059	Pages 144-145	Policy DP26	<p>DP26. <u>DP27.</u> Strategic, Renewable and Low Carbon Infrastructure The delivery of sustainable communities in Shropshire relies on the provision of new strategic infrastructure and the continued operation of existing strategic infrastructure. Proposals which are likely to affect an internationally designated wildlife site will require a project level HRA in accordance with Policy DP13-DP42.</p> <p>Existing Strategic Infrastructure 1. Development will be expected to demonstrate that it will not adversely affect, either directly or indirectly, the continued operation and potential expansion of existing strategic infrastructure.</p> <p>New Strategic Infrastructure Non-wind renewable and low carbon development 2. Non-wind renewable and low carbon development will be supported where its impact is, or can be made, acceptable. To aid in this determination, all applications should be accompanied by an assessment of the proposal's effect on the following during both the construction and operational stages: a. Visual amenity (including the considerations within Policy DP18-DP17); b. Landscape character (including the considerations within Policy DP18-DP17); c. Natural assets (including the considerations within Policy DP13-DP12); d. Historic assets (including the considerations within Policy DP24-DP23); e. Air quality, noise and public amenity (including the considerations within Policy DP19-DP48); f. Water quality and water resources noise (including the considerations within Policy DP20-DP19); g. Traffic generation and the nature of vehicle movements; h. The Shropshire Hills AONB (including the considerations within Policy DP25-DP24); i. Hydropower applications should pay attention to fish stocks and normally be accompanied by a Flood Risk Assessment (see also Policy DP22-DP24) <u>a Water Framework Directive Assessment, and geomorphological assessment;</u> j. Biomass, energy from waste, biogas and anaerobic digestion proposals should also address the impact on vibration, odour, <u>bio-aerosols</u> and dust (the latter for biomass and energy from waste only). Opportunities to recover heat and power are encouraged in accordance with Policy SP3; and k. Large scale ground mounted solar photovoltaic solar farm proposals should show how they have made effective use of previously developed and non-agricultural land. Where a proposal requires the use of agricultural land, poorer quality land should be used in preference to land of a higher quality (see also Policy DP19-DP48). Proposals should allow for continued agricultural use wherever possible and/or encourage biodiversity improvements around arrays. The assessment should pay particular attention to the impact of glint and glare on neighbouring land uses and residential amenity as well as aircraft safety, (including defence operations). 3. The assessment should be proportionate to the development proposed and include sufficient information to allow for an accurate evaluation of all impacts, both negative and positive. It should cover necessary ancillary development such as security measures, lighting, access tracks and fencing. Impacts should be considered cumulatively against those existing or consented development types with similar impacts in the surrounding area. Mitigation measures to remove or reduce adverse impacts should be identified.</p> <p>Wind energy development 4. In addition to the above criteria for non-wind schemes, proposals for wind energy development of any scale (excluding microgeneration) will only be approved if: a. The proposed site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and b. Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</p> <p>Monitoring and Decommissioning 5. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports. 6. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0347.

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			7. Where appropriate, planning obligations will be sought in order to secure the after-use, long term management and maintenance of the site.		
MM060	Pages 145-146	Policy DP26 Explanation	<p>Explanation</p> <p>4.228. 4.294. Strategic infrastructure includes transport, water management, telecommunications, broadband and energy generation, including decentralised, low carbon and renewable energy. Policies DP26-DP25, DP28-DP27 and DP29-DP28 cover developer contributions for new infrastructure, broadband and mobile communications and transport respectively, whilst Policy DP20-DP19 covers water infrastructure.</p> <p>4.229. 4.295. It is important to ensure the continued operation and potential for necessary expansion of existing strategic infrastructure, which makes an essential contribution to the sustainability of communities in Shropshire.</p> <p>4.230. 4.296. It is equally important to ensure that new strategic infrastructure is positively considered where it will contribute to national priorities and/or locally identified requirements and this contribution outweighs any potential adverse impacts. Such infrastructure has the potential to support to the sustainability of communities in Shropshire in the same way as existing strategic infrastructure.</p> <p>4.231. 4.297. Locally identified requirements for strategic infrastructure derive from the requirements of national policy and infrastructure planning programmes. These requirements are identified in the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u> or Place Plans.</p> <p>4.232. 4.298. Planning applications for Nationally Significant Infrastructure Projects are decided by the Planning Inspectorate rather than Shropshire Council. Such decisions are guided by National Policy Statements which also provide useful guidance for local decision making. Further information is available at: https://infrastructure.planninginspectorate.gov.uk/</p> <p>4.233. 4.299. Planning applications for other strategic infrastructure in Shropshire will be determined by Shropshire Council. This policy supplements national guidance, identifying criteria which are intended to be used as a benchmark against which to assess such proposals.</p> <p>4.234. 4.300. Generating heat and electricity from renewable and low-carbon technologies is a good way of reducing carbon emissions, but government guidance makes it clear that the infrastructure required needs to be located and designed to avoid negative and unsustainable environmental impacts. The suitability of specific sites for development needs to be determined on an individual site basis, taking account of a range of relevant planning considerations. Applicants should show how those issues listed in the policy have been assessed. Where a particular technology is unlikely to give rise to an impact on one or more of the factors listed, the assessment should explain why this/these have been omitted.</p> <p>4.235. 4.301. The cumulative impacts of renewable and low carbon development require particular attention. Infrastructure developments may have combined effects where similar developments exist or are planned in the area—for example, installing a solar array where there are others, either already constructed or with planning permission, may raise concerns about changes to landscape character and loss of visual amenity. Similarly, a grouping of biomass or energy from waste proposals may lead to unacceptable traffic impacts. These cumulative effects can stretch beyond Shropshire’s boundaries and applicants should be aware of the need to consider a wider sphere of influence in such situations.</p> <p>4.236. 4.302. The National Planning Policy Framework (February 2019) states that applications for new wind energy development involving one or more turbines should not be considered acceptable unless they are in an area identified as suitable for wind energy development in the development plan (this can be either the Local Plan or a Neighbourhood Plan). This Local Plan does not identify such areas, but Neighbourhood Plans are encouraged to do so. <u>Where one or more wind turbines are proposed in an area identified within a Neighbourhood Plan, consistent with the National Planning Practice Guidance on Renewable and Low Carbon Energy, risks to safety must be assessed and appropriately mitigated.</u></p>	Clarification. Reflecting wider changes.	Shropshire Council. A0600.
MM061	Page 147	Policy DP27	<p>DP27. DP28. Broadband and Mobile Communications Infrastructure</p> <p>1. Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, <u>service delivery</u>, social inclusion, and community safety <u>and individual health, well-being and quality of life</u>.</p> <p>2. Development proposals will be expected to provide the infrastructure for broadband and mobile communications as essential utilities.</p> <p>Broadband Provision</p> <p>3. Residential and commercial developments including change of use or conversion of existing buildings will be expected to deliver:</p> <p>a. Gigabit-capable broadband infrastructure using ‘fibre to the premises’ technology wherever practical, recognising that provision in residential developments of less than 10 dwellings or small-scale employment developments may be subject to viability constraints affecting the development; or <u>OR</u></p> <p>b. Alternative gigabit-capable technologies where justified for reasons including viability, distance from the network or other constraints preventing ‘fibre to the premises’.</p>	Clarification. Reflecting wider changes.	Shropshire Council

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			<p>4. Residential and commercial developments including change of use or conversion of existing buildings will also deliver passive ducting wherever possible, to facilitate the delivery of competitive fibre broadband services.</p> <p>Mobile and Fixed Wireless Network Provisions</p> <p>5. Residential and commercial developments will be expected to:</p> <p>a. Maintain and improve connectivity to mobile voice and data communications networks;</p> <p>b. Ensure that new mobile and fixed wireless network apparatus is appropriately located and sympathetically designed to reduce their visual impacts on the surrounding area by mounting the apparatus:</p> <p>i. On existing installations used for that purpose; or then</p> <p>ii. On buildings where the apparatus will not cause any adverse impacts; or then</p> <p>iii. On new installations with capacity for both the proposed and future apparatus;</p> <p>c. Ensure that where technical evidence justifies the provision of new installations for mobile and fixed wireless infrastructure, the applicant will demonstrate:</p> <p>i. That existing installations or buildings cannot be used; and</p> <p>ii. The new installation is of an appropriate scale, suitably located preferably on a private site with restricted access, sympathetically designed, reduces any impacts on both the area surrounding the new installation; distant views from publicly accessible locations or views from any other sensitive sites;</p> <p>d. Demonstrate that new mobile installations or adaptations (including the addition of network apparatus) will safeguard public health in relation to the individual effects of the new proposal and the cumulative effects of all network facilities in that location.</p>		
MM062	Pages 148-149	Policy DP27 Explanation	<p>Explanation</p> <p>4.237. <u>4.303.</u> 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 <u>and individuals</u>. The intention is to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers, <u>service providers</u> and residents, supports how they choose to work, <u>operate</u> and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.</p> <p>4.238. <u>4.304.</u> This connectivity is an essential utility and should be provided to communities as a means to support their quality of life, to facilitate social inclusion and to reduce the need to travel to access work, services and leisure opportunities. This connectivity should now be provided as an integral component of new development to secure the long-term social and economic vitality and viability of Shropshire's communities. Shropshire Council recognises the need to balance the delivery of the best available connectivity to high-quality communications infrastructure with the viability of new development proposals within any relevant 'cost cap' per dwelling for connection <u>access</u> to electronic communication, network connections.</p> <p>4.239. <u>4.305.</u> 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 <u>and individuals</u> to contribute towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.</p> <p>Mobile Telephony</p> <p>4.240. <u>4.306.</u> There is likely to be a need to establish new mobile and fixed wireless infrastructure over the lifetime of the Local Plan to support new residential and commercial developments. Developers will be expected to consider the need for adequate coverage for mobile communications in all new developments. Where there is a need to build additional capacity, they will be expected to work with Mobile Network Operators to overcome existing locational issues and to address any capacity issues created by their development proposals.</p> <p>4.241. <u>4.307.</u> New mobile and fixed wireless infrastructure proposed within designated Ministry of Defence safeguarding zones should through its design or any necessary mitigation, ensure that it does not adversely impact on Ministry of Defence operational sites, informed by appropriate consultation with the Ministry of Defence.</p> <p>4.242. <u>4.308.</u> This policy seeks to ensure that all new apparatus makes use of existing installations and sites where possible. Any applications for essential new installations for mobile and fixed wireless infrastructure will be expected to demonstrate the need for the installation and for the proposed location.</p> <p>Broadband Access</p> <p>4.243. <u>4.309.</u> Applicants will be required to actively demonstrate they have considered the need for 'gigabit-capable' broadband infrastructure in their proposals, the digital requirements of the development and the level of connectivity that can be achieved. Where a proposal is classed as major development, applicants should engage with communication providers and/or the local authority to identify where the development may contribute to, and integrate with, existing broadband infrastructure provision.</p> <p>4.244. <u>4.310.</u> All new developments will be expected to conform to the Government's evolving ambition for 'gigabit-capable' broadband infrastructure to be available to all premises in the UK by 2025. As of March 2020, 6.5% of properties in Shropshire had</p>	Clarification. Correction. Reflecting wider changes.	Shropshire Council

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			<p>access to full-fibre connections (12.4% in the UK). The costs of installing gigabit-capable broadband infrastructure will be balanced against the increased sales values likely to be achieved by providing fast and reliable broadband speeds in the development.</p> <p>4.245. 4.311. All developments providing gigabit-capable broadband infrastructure should offer customers a choice of service from various Internet Service Providers. Gigabit-capable broadband means full-fibre technology, but could also comprise cable broadband, fixed wireless and 5G capability. Gigabit-capable broadband infrastructure means any technology that can deliver 1 gigabit per second (1 Gbps is equal to 1,000 Mbps).</p> <p>4.246. 4.312. Full-fibre broadband infrastructure is where a fibre optic cable provides a broadband connection to each premises rather than using a copper telephone line. The current copper network is expected to become redundant by 2030.</p>		
MM063	Page 150	Policy DP28	<p>DP28. DP29. Communications and Transport</p> <p>1. Shropshire will continue to be an attractive place to live and work by improving its communications and transport networks and supporting the infrastructure and services to widen travel and transport choices. <u>This will 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></p> <p>2. Responding positively to changes in our climate will require access to better communications infrastructure and more sustainable travel options and services offering choices about the need to travel and the best transport modes. This will help to manage the environmental impacts of travel on climate change, air quality, network noise and public health contributing to the sustainability of communities and protecting our environment.</p> <p>3. These objectives will be achieved by delivering a sustainable pattern of growth and development, investment in the necessary communications and transport infrastructure and services, facilitating remote access to services and employment and making available, more accessible, safe, reliable, low carbon transport modes and active travel choices through:</p> <p>a. Provision of infrastructure for broadband, mobile and fixed wireless networks offering remote access to employment through mobile/agile working, to retail and commercial services, to social networks, to health and other public services;</p> <p>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></p> <p>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;</p> <p>d. Changes in transport technologies and services towards more sustainable transport modes and choices including ultra-low emissions vehicles, pure electric vehicles, or alternative vehicle systems including autonomous vehicles, provision of infrastructure investment including domestic charging points and commercial charging places and looking towards the provision of enhanced consumer choice in transport services;</p> <p>e. Investment in and promotion of strategic and local highways including the Shrewsbury North West Relief Road and the rail network connecting Shropshire to national and regional networks and linking Shrewsbury with other settlements in the County to drive opportunity, investment and growth of the Shropshire economy;</p> <p>f. Investment in network locations where economic activity or other development will necessitate improvements in communications and transport infrastructure and services; and</p> <p>g. Continuing to support freight movements through and around the County by rail and road, promoting a modal shift from highway networks to commercial rail freight transport and directing commercial traffic movements to appropriate highway routes.</p>	Clarification.	Shropshire Council. A0482.
MM064	Pages 150-153	Policy DP28 Explanation	<p>Explanation</p> <p>4.247. 4.313. 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 settlements sites' 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.</p> <p>4.248. 4.314. This process of improving our connectivity whilst seeking to manage the changes to our global environment requires a positive response to our personal communication and travel needs in the workplace and in our daily lives. It will be important to locate new development on transport networks where travel needs are met; to make alternative modes of travel accessible and affordable and to provide access to new technologies that to remove the need to travel or to change the environmental impacts of our travel behaviour. It will also be important to move towards a zero carbon economy combined with the solutions offered by investment in <u>new</u> travel and transport technologies. This may also to bring forward greater consumer <u>choice</u> choices in sustainable travel and</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes. Clarification.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>transport services similar to the expanding markets in communications and entertainment services.</p> <p>4-249. 4.315. Key objectives are to reduce our dependency on private motor vehicles and fossil fuels by using ‘active’ travel opportunities by walking, ‘wheeling’ (using all forms of mobility devices or aids <u>especially</u> for the very young and the very old) or cycling wherever possible before using public transport or ‘shared’ vehicles and before using private vehicles. This is explained by the Hierarchy of Sustainable Transport that encourages the patterns of behaviour that will move the UK towards its ambition to reduce CO2 emissions from travel, to reduce traffic congestion, dependency on powered transport and reduce the energy requirements of our transport networks. This Hierarchy is a simple decision pathway for everyone to follow when making their travel choices:</p> <p>4-250. 4.316. This process of managing change starts with the decision whether we need to travel at all. The most sustainable travel option is to access work, goods, services, leisure and social interaction remotely using electronic communication media or to achieve key elements of these activities in this way, as our first choice, irrespective of age or technological ability. The response to the Coronavirus restrictions shows how we might respond positively to the effects of global challenges on our lives and realise tangible benefits for ourselves and our local, national and global communities.</p> <p>4-251. 4.317. This will require the delivery of infrastructure for broadband, mobile and fixed wireless networks to remove the need to travel. This infrastructure investment will support the decision pathway in the Hierarchy of <u>Sustainable</u> Transport. This and will help to reduce or avoid adverse impacts on our landscape, townscape and natural and historic environment as well as reducing the effects of our travel patterns on the qualities of our air, rivers, seas, atmosphere and climate.</p> <p>4-252. 4.318. Development in our settlements will support their role and function and contribute to the vitality and viability of these communities. The cumulative effects of development in settlements may lead to safety issues, congestion, rising emissions, air quality effects and public health issues. Developer contributions to improvements in our transport networks and infrastructure will be encouraged wherever possible, to increase the capacity, function and safety of our footways, cycleways, roads, rail and public transport networks. The Council will consider the implications of this requirement on the viability of development proposals, where necessary.</p> <p>4-253. 4.319. Local travel options play an essential role in influencing travel behaviour including footways, cycleways (including <u>the</u> National Cycle Network), public rights of way, bridleways and the canal network especially within or close to settlements. These strategic and local networks will be protected and enhanced as important local routes through Shropshire. These provide alternative modes of travel for local communities and for tourism and leisure, improve the permeability of neighbourhoods and accessibility to employment and key services. It is important to recognise that walking, wheeling (using mobility devices or aids) and cycling contribute to the health, wellbeing, accessibility and quality of life for many people in our communities.</p> <p>4-254. 4.320. Passenger transport services reduce the cumulative effects of individual travel choices by helping to lower congestion, improve air quality and mitigate other impacts. The Local Transport Plan identifies <u>the importance of</u> public transport networks and service improvements and seeks to support <u>support</u> less accessible communities. The extension of community transport networks, the maintenance of Park & Ride and local rail improvements are also encouraged.</p> <p>4-255. 4.321. A flexible approach to the uptake of new technologies will be promoted to realise the benefits of cleaner and more sustainable communication choices and transport options and services especially in urban environments. This will require the infrastructure to support these alternative technologies to be delivered close to its consumers and to facilitate the delivery of greater consumer choice about transport services. This will enable a more rapid uptake of the technologies including broadband, mobile and fixed wireless networks, domestic vehicle charging points in dwellings and commercial charging places. This will especially support the adoption of sustainable transport modes including ultra-low emissions vehicles, pure electric vehicles, or alternative vehicle systems. The advent of autonomous vehicles lies within the foreseeable future and the strategy of the Local Plan is to support the uptake of this transport option by seeking to facilitate the essential infrastructure for this technology, when it is proven.</p> <p>4-256. 4.322. The national policy decision to remove petrol and diesel vehicles by 2030 will, along with the move to reduce the need for domestic gas supplies, increase demands for electricity supplies across the network, at sub-station points and in the ‘internal fit’ of new homes. Shropshire Council recognises the need to balance the delivery of new infrastructure for domestic electricity usage including electric vehicle charging points (and home heating) with the viability implications for new development arising from essential electricity network upgrades. This will be managed within any relevant ‘cost cap’ per dwelling for extending electricity networks and improving their supply capacities. This will also consider the potential to deliver decentralised energy sources and to use local distribution networks.</p> <p>4-257. 4.323. Shropshire will support improvements to the Strategic and Local Highway Networks particularly to support the growth of our local economy. The sub-regional role of Shrewsbury is to be enhanced by the delivery of the North West Relief Road to extend the A53 around the north and west of Shrewsbury. This will complete the existing by-passes to reduce journey times around the town and to increase the connectivity of Shrewsbury in the strategic road network. The Outline Business Case for the Shrewsbury North</p>		

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			<p>West Relief Road sets out the case for the construction of this new highway to complete a circular by-pass of Shrewsbury: 'Shrewsbury lies at the intersection of the A5 with the A49 on the Strategic Road Network which by-passes Shrewsbury to the south and east of the town. Within Shrewsbury, a partial ring of local distributor roads also serves the developed areas of the town but again, only to the south and east. The connectivity of Shrewsbury and the built areas of the town are therefore affected by the lack of equivalent road connections serving the north and west of the town. This lack of direct links between the northern and western areas has been a major source of traffic problems for many decades. Consequently, the northern and western approaches to Shrewsbury become heavily congested at peak times. This traffic has to either pass through the town centre or take the longer, alternative route around the A5 and A49 by-passes, adding to congestion within the town centre or on the Strategic Road Network particularly at key by-pass junctions. The existing traffic routes within and around the town are therefore not suitable for managing northern and western traffic and there are no practical alternative routes for most trips other than the provision of a new North West Relief Road to complete a circular by-pass around the town of Shrewsbury'.</p> <p>4.258. 4.324. The provision of a Shrewsbury Parkway Station will promote rail travel and reduce traffic on the strategic highway network. Shropshire will welcome investment to improve highway safety especially on the A49, or by duelling or partially duelling the A5/A483 north of Shrewsbury and with junction capacity improvements to the A5 Shrewsbury and Oswestry bypasses.</p> <p>4.259. 4.325. Shropshire recognises its sub-regional role in the movement of freight through the rail network and the A5 / A49 between the English regions, Wales and the seaports serving Ireland. Improvements to freight movements will be facilitated where possible particularly through the direction of commercial traffic to appropriate highway routes and more importantly through the transfer of freight to the rail network. This significant modal shift will be supported to combat climate change and to reduce the impacts on the strategic road network.</p> <p>4.260. 4.326. Development within designated Ministry of Defence safeguarding zones should through its design and any necessary mitigation, ensure it does not adversely impact on Ministry of Defence operational sites, informed by appropriate consultation with the Ministry of Defence.</p>																
MM065	Page 154	Policy DP29	<p>DP29. DP30. Mineral Safeguarding</p> <p>1. Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP14.1-SP16.4 of Policy SP14-SP16. Applications for non-mineral development which fall within a MSA or adjacent to a MSA boundary and which could have the effect of sterilising mineral resources will not be granted unless:</p> <ol style="list-style-type: none"> The applicant can demonstrate that the mineral resource concerned is not of economic value; or The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or The development is exempt as set out in the Explanation below. <p>2. The buffer zones surrounding safeguarded mineral extraction, transport and processing facilities are as follows:</p> <table border="1" data-bbox="804 1283 2065 1507"> <thead> <tr> <th>Safeguarded Mineral Transport and Processing Facilities</th> <th>Buffer Zone</th> </tr> </thead> <tbody> <tr> <td>Rail facilities and sidings</td> <td>100m</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> <p>3. Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral extraction, transport and processing facilities will not be granted unless the applicant can demonstrate that:</p> <ol style="list-style-type: none"> The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or, That the identified facilities are no longer required or that viable alternative facilities are available. <p>4. Applications for permission for non-mineral development in a MSA or adjacent to a MSA boundary 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 should be proportionate and 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.;</p> <p>5. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.</p>	Safeguarded Mineral Transport and Processing Facilities	Buffer Zone	Rail facilities and sidings	100m	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. Reflecting wider changes.	Shropshire Council. ID29 Response / Minerals & Waste Hearing (Q46). ID29 Response / Minerals & Waste Hearing (Q51). ID29 Response / Minerals & Waste Hearing (Q53). ID29 Response / Minerals & Waste Hearing (Q58).
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MM066	Pages 154-155	Policy DP29 Explanation	<p>Explanation</p> <p>4.261. 4.237. Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. National policy recognises that minerals are a finite resource and a key part of our natural capital. In order to conserve mineral resources, every effort will be made to that, where practicable, known mineral resources are not sterilised by other forms of development.</p> <p>4.262. 4.238. The boundaries of Mineral Safeguarding Areas (MSAs) and the location of protected mineral transport and processing facilities are illustrated on Figure SP14.1-SP16.4 of Policy SP14-SP16. More detailed information is available on an 'interactive' mineral safeguarding map which is available on the Shropshire Council's website.</p> <p>4.263. 4.239. 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></p> <p>4.264. 4.330. Non-mineral development which is exempt from the requirements of this Policy comprises:</p> <p>a. Applications for householder development;</p> <p>b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;</p> <p>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;</p> <p>d. c. Applications for advertisement consent;</p> <p>e. d. Applications for Reserved Matters, including subsequent applications after Outline consent has been granted;</p> <p>f. e. Prior notifications (telecoms, forestry, agriculture, demolition);</p> <p>g. f. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);</p> <p>h. g. Applications for works to trees;</p> <p>i. h. Applications for temporary planning permission;</p> <p>j. i. Development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds; and</p> <p>k. j. Applications for development of national, regional or local significance which outweighs the value of the mineral.</p> <p>4.265. 4.331. For the purposes of Paragraph 4 of this Policy DP30-DP29, where required, the assessment of the effect of the proposed development on mineral resources or mineral handling facilities can form part of any Design & Access Statement.</p>	Responds to Minerals & Waste Hearing Session. Reflecting wider changes.	Shropshire Council. ID29 Response / Minerals & Waste Hearing (Q48). ID29 Response / Minerals & Waste Hearing (Q49).
MM067	Page 156	Policy DP30	<p>DP30- DP31. Sites for Sand and Gravel Working</p> <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> <p>2. <u>1. Consistent with the requirements of Policy SP14, proposals</u> Proposals for mineral working that fall falling outside the allocated areas will <u>be considered positively where they complement existing permitted reserves and the saved SAMDev Plan mineral allocations, and where they</u> be permitted where developers can demonstrate that:</p> <p>a. The proposal would meet an unmet need or would prevent the sterilisation of the resource; and,</p> <p>b. The proposal would not prejudice the development of <u>permitted sites or the saved SAMDev Plan mineral allocations; and</u></p> <p><u>c. The proposal supports the comprehensive working of the site</u> the allocated sites; or,</p> <p>e. d. <u>Significant</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 <u>saved SAMDev Plan mineral allocations</u> allocated sites, and would offer significant environmental benefits.</p>	Responds to Minerals & Waste Hearing Session. Reflecting wider changes.	Shropshire Council. Minerals & Waste Hearing (Q42).
MM068	Pages 156-157	Policy DP30 Explanation	<p>Explanation</p> <p>4.266. 4.332. 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</p>	Responds to Minerals & Waste Hearing Session. Responds to ID34. Reflecting wider changes.	Shropshire Council. Minerals & Waste Hearing (Q9). Minerals & Waste Hearing

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			<p>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> <p>4.267. 4.333. Shropshire is a significant mineral producer, but the majority of sand and gravel working in Shropshire is now from glacial or bunter deposits which are of more variable quality than river terrace materials which have now been largely worked out. Sand and gravel deposits in Shropshire frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite contamination. These characteristics mean that deposits often require additional processing to generate a saleable product.</p> <p>4.268. 4.334. 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> <p>4.269. 4.335. Shropshire Council will adopt an approach during the Plan Period which increases productive capacity to reflect local growth as set out in Policy SP14-SP16 and Table DP31.1-DP30.4:</p> <p>4.270. 4.336. Regular monitoring will track the production of sand and gravel over the Local Plan period.</p>		(Q43). ID34.																																
MM069	Page 157	Policy DP30 Explanation Table DP30.1	<table border="1"> <thead> <tr> <th colspan="2">Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</th> </tr> <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> <table border="1"> <thead> <tr> <th colspan="2">Table DP31.1: Assessment of Sand and Gravel Production Potential (million tonnes)</th> </tr> </thead> <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 Allocations</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. 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>	Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)			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	Table DP31.1: Assessment of Sand and Gravel Production Potential (million tonnes)		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 Allocations	3.84Mt	D. TOTAL Current Sand and Gravel Production Potential (B+C)	21.68Mt	E. 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. Responds to ID34. Reflecting wider changes.	Shropshire Council. Minerals & Waste Hearing (Q9). Minerals & Waste Hearing (Q43). ID34.
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MM070	Pages 158-159	Policy DP31	<p>DP31-DP32. Managing Development and Operation of Mineral Sites</p> <p>1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled in line with Policies DP13-DP12 to DP25-DP24 (especially with reference to the need for a project level Habitat Regulation Assessment in DP13-DP12). Particular consideration will be given (where relevant) to:</p> <p>a. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;</p>	Responds to Minerals & Waste Hearing Session. Reflecting wider changes.	Shropshire Council. ID29 Response / Minerals & Waste Hearing (Q68).																																

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			<p>b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;</p> <p>c. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;</p> <p>d. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy DP19-<u>DP18</u>);</p> <p>e. Effects on surface waters or groundwater and from the risk of flooding (Policies DP20-<u>DP19</u>, DP21-<u>DP20</u>, DP22-<u>DP21</u> and DP23-<u>DP22</u>);</p> <p>f. Effects on ecology and the potential to enhance biodiversity;</p> <p>g. The method, phasing and management of the working proposals;</p> <p>h. Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high-quality materials;</p> <p>i. Protecting, conserving and enhancing the significance of heritage assets including archaeology.</p> <p>Where necessary, output restrictions may be agreed with the operator to make a development proposal environmentally acceptable.</p> <p>2. Mineral working proposals should include details of the proposed method, phasing, long-term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:</p> <p>a. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;</p> <p>b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;</p> <p>c. A Management Plan, which should address the management requirements during each phase of the proposed development;</p> <p>d. A Reclamation Plan;</p> <p>e. Provision for a 5 year period of aftercare;</p> <p><u>f. 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></p> <p>Where appropriate, a planning obligation will be sought in order to secure the after-use, long-term management and maintenance of the site.</p> <p>3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources.</p> <p>4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured.</p> <p>5. Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long-term or temporary working to produce locally distinctive building and roofing stone consistent with the objectives of Policy SP4-<u>SP5</u> and other relevant policies of the Local Plan.</p> <p>6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:</p> <p>a. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;</p> <p>b. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;</p> <p>c. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;</p> <p>d. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.</p> <p>7. Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort,</p>		

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			withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.		
MM071	Pages 159-160	Policy DP31 Explanation	<p>Explanation</p> <p>4.271. 4.337. Mineral working is a temporary, but often long-term activity, which is essential to provide the infrastructure, buildings, energy and goods that the country needs. Technical background work prepared in support of the Local Plan describes the range of aggregate and industrial mineral resources which are currently worked in Shropshire. The best available data and discussion with neighbouring mineral planning authorities confirm that no additional mineral allocations are required during the Plan Period.</p> <p>4.272. 4.338. National Planning Policy requires us to identify criteria against which planning applications for mineral working will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health. Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, dewatering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A 'water features survey' will also be required to identify environmental features and may require installation of monitoring infrastructure and implementation of a long-term monitoring programme for the water environment.</p> <p>4.273. 4.339. Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity and quality of mineral.</p> <p>4.274. 4.400. Mineral working can also help to deliver substantial environmental and community benefits. We therefore also need to establish policies to support mineral working which helps to secure locally sensitive design and to ensure that high quality restoration and aftercare of mineral sites takes place at the earliest opportunity and, wherever possible, helps to secure green infrastructure or environmental and community benefits identified in the relevant local Place Plan. The restoration of mineral sites can make a positive contribution to Climate Change by supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.</p> <p>4.275. 4.401. 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 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.</p>	Responds to Minerals & Waste Hearing Session. Clarification. Reflecting wider changes.	Shropshire Council. A0347. A0600. Minerals & Waste Hearing (Q92). Minerals & Waste Hearing (Q94).
MM072	Page 161	Policy DP32	<p>DP32. DP33. Waste Management Facilities</p> <p>1. Further to Policy SP15. SP17. the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:</p> <p>a. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts; and</p> <p>b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network.</p> <p>2. In the case of specific types of waste management facility, the following criteria will also apply:</p> <p>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;</p> <p>b. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;</p> <p>c. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;</p> <p>d. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will only be permitted where it can be</p>	Responds to Minerals & Waste Hearing Session. Clarification. Reflecting wider changes.	Shropshire Council. A0347. Minerals & Waste Hearing (Q94).

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			demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan; and e. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable. <u>Spreading only applies to agricultural land and agricultural waste and does not apply to other land.</u>		
MM073	Pages 161-162	Policy DP32 Explanation	Explanation 4.276. 4.342. This policy builds on Policy SP15-SP17 to provide more detailed guidance for developers and communities about the management of potential impacts which may arise from waste management development. The Waste and Resources Strategy (DEFRA 2018) sets out the Government's key objectives and actions on waste management. Since waste policy is not explicitly addressed in the National Planning Policy Framework (NPPF), national policy guidance is given by National Planning Policy for Waste (October 2014). 4.277. 4.343. Shropshire Council will support and encourage the management of waste resources in a manner consistent with the 'waste hierarchy'. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery), and last of all disposal. Circular economy principles low carbon transition, sustainable waste management can make a big contribution to resource efficiency. 4.278. 4.344. Policy SP15-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 SP11-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-S20 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u> 4.279. 4.345. The settlement pattern and distribution of business waste producers in Shropshire means that the County is unable to support more specialised waste management processes. Natural geology and water resources significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the County. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. 4.280. 4.346. <u>Where a planning application Planning applications for waste management activities would also require an environmental permit from the Environment Agency, the Environment Agency encourages pre-application discussions and Shropshire Council encourage twin tracking of the environmental permit and planning applications. These applications</u> should provide an appropriate level of detail to inform a reasonable degree of certainty on the planning application and to ensure the principle of the development and use of the land is acceptable with cross reference to permitting constraints. Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage the relevant impacts. Further guidance is available from the Environment Agency. 4.281. 4.347. Where waste management sites fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that development does not result in an environment which attracts large or flocking bird species that would reduce aviation safety.	Responds to Minerals & Waste Hearing Session. Clarification. Reflecting wider changes.	Shropshire Council. Minerals & Waste Hearing (Q94).
MM074	Page 163	Policy DP33	DP33- DP34. Landfill and Landraising Sites 1. Proposals for new sites or extended landfill or landraising facilities will only be supported where: a. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable; b. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency'; c. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites. 2. Proposals for new landfill or landraising facilities or extensions to existing facilities must: a. Comply with relevant water management and water resource protection policy requirements <u>in accordance with Policy DP19;</u> b. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas; c. Comply with other relevant policies of the Development Plan. 3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state	Clarification. Reflecting wider changes.	Shropshire Council. A0347.

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			capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation), renewable energy generation or other uses, a satisfactory scheme will need to include the following: a. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area; b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable; c. A Management Plan, which should address the management requirements during each phase of the proposed development; d. A Reclamation Plan; and e. Provision for a 5 year period of aftercare. Where appropriate, a planning obligation will be sought in order to secure the after-use, long-term management and maintenance of the site.		
MM075	Page 165	Settlement Policies Introduction	<p>5.1. This section of the Local Plan contains the settlement policies. <u>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></p> <p><u>5.2. 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.</u></p> <p><u>5.3. 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></p> <p><u>5.4. 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.</u></p> <p><u>5.5. 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></p> <p>5.6. 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.</p> <p>5.2-5.7. The boundaries of the 18 Place Plan Areas are shown below:</p>	Responds to Planning Inspectors Interim Findings	Planning Inspectors Interim Findings. Shropshire Council.
MM076	Page 166	Policy S1.1	<p>S1.1. Development Strategy: Albrighton Key Centre</p> <p>1. Albrighton will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 500 dwellings and around 5 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. Albrighton is inset within the Green Belt. Development proposals in the Green Belt or on safeguarded land must be in accordance with National and Local policies on Green Belt, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.</p> <p>3. New residential development will primarily be delivered through the saved SAMDev residential allocations and a comprehensive development of the Local Plan residential site allocation. These allocations will be complemented by appropriate small-scale windfall residential development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; and appropriate exception development, where it is consistent with relevant National and Local policies, including Policy <u>SP10-SP14</u> (Green Belt).</p> <p>4. New employment development will primarily be delivered at the nearby RAF Cosford <u>major developed site in the Green Belt and through Strategic Site.</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.</p> <p>5. New retail development will be directed towards the village centre, in line with Policy <u>DP10-DP9</u>, where it will benefit from and</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>contribute to the historic character of the village and the overall sustainability of the village and its services.</p> <p>6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S1.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.</p> <p>7. Development proposals will be expected to positively respond to policies and guidelines identified within the Albrighton Plan, other relevant community-led plans and any relevant masterplans that are agreed by Shropshire Council to support the delivery of allocated sites.</p> <p>8. To provide long-term locations for growth, three areas of land beyond the Albrighton development boundary that are not part of the Green Belt are safeguarded for Albrighton's future development needs beyond the current Local Plan period. This land is set out in Schedule S1.1(ii) and identified on the Policies Map. Safeguarded land is not allocated for development at the present time, rather it has been safeguarded for Albrighton's future development needs beyond the current Local Plan period.</p>		
MM077	Page 167	Policy S1.1 Schedule S1.1(i) Site Allocation ALB017 & ALB021 Development Guidelines	<p>Comprehensive masterplan required for ALB017 and ALB021. Design and layout will ensure vehicular, cyclist and pedestrian access from ALB017 into ALB021. Contributions to jointly required infrastructure will be proportional, based on the level of development forecast.</p> <p>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> <p>An appropriately designed roundabout will be provided on Kingswood Road at the point of access into the site.</p> <p>The 30mph zone on Kingswood Road will be extended to reflect the extent of the site and the impact on Beamish Lane/A41 junction assessed and mitigated. This will likely involve closure of this junction.</p> <p>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.</p> <p>Opportunities to provide on-site public car parking facilities, to alleviate pressure on existing facilities, should be considered.</p> <p>Green infrastructure will be provided through the site and link into the wider area. This provision will include an appropriate green buffer of the railway line and the associated green infrastructure corridor.</p> <p>The pond on ALB017 will be appropriately assessed and managed (opportunity to integrate into open space provision). Where possible trees and hedgerows on the site should be retained and enhanced, supported by positive tree planting, particularly on areas of open space.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0482.
MM078	Pages 168-169	Policy S1.1 Explanation	<p>Explanation</p> <p>5.3. <u>5.8.</u> The current Albrighton community-led Plan (the non-statutory 'Albrighton Neighbourhood Plan Light', hereafter called 'the Albrighton Plan') was adopted by the Parish Council in June 2013 and adopted by Shropshire Council for development management purposes on 26th September 2013. The policy will continue to apply to any updated or replacement community-led Plans for Albrighton that are formally adopted by Shropshire Council in the future.</p> <p>5.4. <u>5.9.</u> Albrighton is located within the West Midlands Green Belt, which surrounds the settlement, except where there is safeguarded land specifically identified through the Local Plan process to meet the settlements future development needs beyond the current Local Plan period.</p> <p>5.5. <u>5.10.</u> The nature and scale of development is designed to maintain and enhance Albrighton's role as a Key Centre and ensure that local housing need is achieved, whilst also respecting the settlement's location in the Green Belt.</p> <p>5.6. <u>5.11.</u> Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available, which will contribute towards the delivery of Albrighton's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> <p>5.7. <u>5.12.</u> The Local Plan residential allocation consists of the remaining land previously safeguarded for future development. To ensure that the long-term growth needs of the community can be met, new safeguarded land has been identified. Safeguarded land is not allocated for development at the present time, rather it has been safeguarded for Albrighton's future development needs beyond the current Local Plan period.</p> <p>5.8. <u>5.13.</u> When safeguarded land is allocated for development within a future Local Plan, it will provide compensatory improvements to wider Green Belt.</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>5.9. 5.14. To ensure that new development meets local housing needs, the type, size and tenure of housing provided within new development should reflect local evidence in accordance with Policy DP1 (Residential Mix), DP4-DP3 (Affordable Housing Provision) and other relevant policies of this Local Plan.</p> <p>5.10. 5.15. The importance of smaller housing types and housing for the elderly in Albrighton is apparent from both the national population data and local community surveys. Specifically:</p> <p>a. The 2011 Census and subsequent mid-year population estimates illustrate that the settlement of Albrighton has a higher age profile than the Shropshire and National averages.</p> <p>b. The community survey on which the Albrighton Plan is based found that 57% of those answering the Question about their unmet housing requirements, needed a one or two bedroomed home (97 out of 169 respondents to this question). In response, Policy ALB1 of the Albrighton Plan requires a high proportion of one and two bedroomed units.</p> <p>5.11. 5.16. Saved SAMDev Plan residential allocation ALB003 at White Acres (site ALBa in the Albrighton Plan) is identified as being capable of meeting the housing requirements of people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 or 75+ age groups. The site is particularly well located for the active retired market, being within easy walking distance of the services and facilities within Albrighton village centre. An attractive pedestrian route that maximises the opportunity provided by the existing right of way should be an integral part of any scheme.</p> <p>5.12. 5.17. The development of the saved SAMDev residential allocation ALB002 East of Shaw Lane (site ALB2b in the Albrighton Plan) will include provision of land on or adjoining the site for open space and leisure facilities and help provide additional parking in the vicinity of Albrighton railway station. It is envisaged that Community Infrastructure Levy (CIL) monies will be used to help provide the sports facilities on the reserved land.</p> <p>5.13. 5.18. Development of the Local Plan residential allocation ALB017 & ALB021, will be informed by a masterplan ensuring a comprehensive and sustainable development with vehicular, cyclist and pedestrian access and green infrastructure links through ALB017 into ALB021, linking the two components of the site, and from the site into the northern and southern elements of saved SAMDev Allocation ALB002.</p> <p>5.14. 5.19. 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.</p> <p>5.15. 5.20. Recognising the relationship between Albrighton and the nearby Strategic Site at RAF Cosford <u>major developed site,</u> 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, <u>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</u> new employment <u>will at least in part</u> development to serve the Albrighton community <u>alongside windfall opportunities that arise within the town itself</u> will primarily be delivered at the RAF Cosford Strategic Site.</p> <p>5.16. 5.21. All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Albrighton Plan, the Albrighton Place Plan and the <u>Shropshire Strategic Infrastructure and Investment</u> Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy <u>DP26- DP25</u> (Infrastructure Provision) and other relevant policies of this Local Plan.</p> <p>5.17. 5.22. The Donington and Albrighton Local Nature Reserve runs along the village’s northern development boundary, details of which are at www.dalnr.org/. Development must have no adverse impact on the Local Nature Reserve or on local watercourses, in accordance with ALB10 of the adopted Albrighton Plan, Policy DP12 (Natural Environment), Policy <u>DP20- DP19</u> (Water Resources and Water Quality) and other relevant policies of the Local Plan.</p>		
MM079	Page 169	Policy S1.2	<p>S1.2. Community Hubs: Albrighton Place Plan Area</p> <p>1. Cosford has been identified as both a Strategic Site <u>major developed predominantly brownfield site and associated airfield located wholly within and ‘washed over’ by the Green Belt</u> and a Community Hub. Development proposals in this location have</p>	Responds to Planning Inspectors Interim Findings	Planning Inspectors Interim Findings.

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			<p>been addressed through Policy S21.</p> <p>2. There are no other Community Hubs within the Albrighton Place Plan Area.</p>		Shropshire Council.										
MM080	Page 173	Policy S2.2	<p>S2.2. Community Hubs: Bishop's Castle Place Plan Area</p> <p>1. Within the Bishop's Castle Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:</p> <table border="0"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Bucknell</td> <td>Around 110 dwellings</td> </tr> <tr> <td>Chirbury</td> <td>Around 45 dwellings</td> </tr> <tr> <td>Clun</td> <td>Around 95 dwellings</td> </tr> <tr> <td>Worthen and Brockton</td> <td>Around 55 dwellings</td> </tr> </table> <p>2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or mixed-use allocations; identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Hubs, new employment development will be delivered through any identified saved SAMDev mixed use allocations; and appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S2.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.</p> <p>5. Bucknell is partly, and Clun is entirely, located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals within the AONB must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills AONB as set out in the AONB Management Plan and should be in accordance with Policy DP24 DP25 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policies SP1, SP4-SP5 and other relevant policies of this Local Plan.</p> <p>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 DP14-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 DP13-Polices DP12, DP15-DP14 and DP16-DP15 Policies DP13, DP12, DP15-DP14 and DP16-DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> <p>7. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p>	Community Hub Settlements	Residential Guideline	Bucknell	Around 110 dwellings	Chirbury	Around 45 dwellings	Clun	Around 95 dwellings	Worthen and Brockton	Around 55 dwellings	Clarification. Reflecting wider changes.	Shropshire Council.
Community Hub Settlements	Residential Guideline														
Bucknell	Around 110 dwellings														
Chirbury	Around 45 dwellings														
Clun	Around 95 dwellings														
Worthen and Brockton	Around 55 dwellings														
MM081	Pages 182-184	Policy S3.1 Schedule S3.1(i) Site Allocation BRD030 Development Guidelines	<p>A comprehensive mixed-use sustainable urban extension. Development will comply with the principles of a 'garden village' identified within the Garden Communities Prospectus and the TCPA Garden City Standards guides or any updated equivalent guidelines, whilst also complementing Bridgnorth's character.</p> <p>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.</p> <p>A construction management plan will be prepared to inform the development of the site.</p> <p>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. <u>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.</u></p> <p>Development should seek to maximise the energy efficiency of all buildings, including through such measures as high levels of insulation; maximising airtightness; and harvesting the sun's energy through south-facing windows. It is also strongly encouraged to include zero-carbon development and to offset carbon emissions through investment in carbon capture and storage.</p> <p>At least 10% of the energy required within this development will be generated from on-site renewable and low carbon energy sources. Opportunities to support community energy generation and integrate district heating and cooling systems, especially where</p>	Responds to Planning Inspectors Interim Findings. Clarification.	Planning Inspectors Interim Findings. Shropshire Council. A0124. A0348. A0609.										

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			<p>these utilise renewable energy, should be explored.</p> <p>Employment provision will represent an intrinsic element of the development, occurring alongside and cross-subsidised by the provision of housing.</p> <p>Employment land will be located in a gateway location on the site and be of a high-quality design and layout. It provides an opportunity for freehold employment land targeted towards office and research and development uses. In this way it will complement wider employment opportunities in Bridgnorth and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>The village centre will comprise of an appropriate range of retail and community uses including a community centre to serve the new community. The retail offer will complement and not negatively impact on the viability of the town centre. Provision of retail and community facilities will be linked to the provision of the first phase of residential development.</p> <p>2ha of land will be provided for a new primary school which will be provided to serve the new community.</p> <p>If required by the Clinical Commissioning Group (CCG), a medical centre will also be provided on the site.</p> <p>Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation.</p> <p>Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. <u>If it is not possible to provide sufficient on-site open space, including playing fields, appropriate off-site provision will be required. In accordance with Policy DP16, open space, including playing fields, will be managed and maintained in perpetuity by way of legal agreement.</u></p> <p>Mature trees, hedgerows, structural vegetation and key existing green infrastructure corridors will be retained and enhanced, forming part of the green infrastructure network on the site, this will create a sustainable juxtaposition between the built and natural form. <u>Any planning application will be accompanied by a heritage assessment, including an archaeological assessment where necessary. This will inform the site</u> Site design and layout <u>which</u> will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings <u>heritage assets</u> will be retained. Green infrastructure will create <u>safeguard</u> appropriate settings for identified heritage assets.</p> <p>Historic field patterns and hedgerows will be retained within green infrastructure and the grain of the development.</p> <p>The layout of the development, use of green infrastructure with strong native tree planting to provide appropriate and substantial buffering, together with effective design and building materials, will be used to appropriately manage any noise arising from the A458 and the employment uses proposed on the site. They will also be used to appropriately manage any noise, dust or odour arising from the existing employment allocations ELR011/a and ELR011/b (part of which will be used for the relocation of the livestock market), and mineral activities in the surrounding area.</p> <p>Before occupation of the first dwelling on the site, any poultry units operating on the site or land within the wider site promotion identified on the Policies Map as a Potential Future Direction of Growth will cease operation.</p> <p>A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access points will be provided. Access points from the A458 will be required to complement the proposed roundabout access to saved SAMDev Plan allocations BRID001/BRID020b, BRID020a, ELR011/a and ELR011b.</p> <p>Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be undertaken, informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented.</p> <p>Appropriate public transport links will be provided to the site, this provision will be linked to parking facilities on the site to support wider use. The potential to operate a dedicated park and ride service from this facility will be investigated in partnership with appropriate local community groups and bus operators.</p> <p>Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the new primary school, local centre and public transport connections. Existing public rights of way will be maintained and the network appropriately expanded.</p> <p>Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.</p> <p>Natural environment assets on and in proximity of the site, including Thatchers Wood and Westwood Covert SSSI, Devil's Hole SSSI, non-statutory designated wildlife sites and any priority habitats will be safeguarded and appropriately buffered.</p> <p>The site will incorporate multi-stage sustainable drainage system features and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site.</p>		

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			Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.		
MM082	Page 185	Policy S3.1 Schedule S3.1(ii) Site Allocation P58a Development Guidelines	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service</u> uses <u>that would improve the self-containment of the larger employment area. The development of employment generating uses.</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to nearby residential properties is particularly important. The buffer to the north should provide a positive link to nearby woodland. Development should seek to provide green infrastructure links through the site, retain high quality trees, woodland and priority habitats on the site. Any lost trees should be offset within the sites buffer. The public right of way along part of the sites southern boundary will be retained.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p> <p>Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>	Clarification. Ensuring consistency with Policy SP13.	Shropshire Council. A0497.
MM083	Pages 185-186	Policy S3.1 Schedule S3.1(ii) Site Allocation STC002 Development Guidelines	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service</u> uses <u>that would improve the self-containment of the larger employment area. The development of employment generating uses.</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to The Hobbins and other residential properties is particularly important.</p> <p>Site design and layout will positively respond to the site's relationship with Stanmore Country Park and The Hobbins.</p> <p>Development should seek to provide green infrastructure links through the site, retain high quality trees and retain priority habitats on the site. Any lost trees should be offset within the sites buffer.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>	Clarification. Ensuring consistency with Policy SP13.	Shropshire Council. A0497.
MM084	Page 202	Policy S7.1	<p>S7.1. Development Strategy: Craven Arms Town</p> <p>1. Craven Arms is a Key Centre and primary growth point on the A49 trunk road through south Shropshire. The town is a principal gateway into the Shropshire Hills Area of Outstanding Natural Beauty and a focus for significant development.</p> <p>2. Craven Arms will contribute to the strategic growth objectives in the south of the County, delivering around 500 dwellings and making available around 15 hectares of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, allowing existing businesses to expand and <u>to</u> attract new businesses into the town. Development of saved allocations will be in accordance with the <u>development</u> guidelines and the site provision figures and all relevant policies of this Local Plan.</p> <p>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.</p>	Clarification. Reflecting wider changes.	Shropshire Council.

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			<p>4. This residential development will be complemented by appropriate small-scale windfall development within the development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by cross-subsidy and exceptions development consistent with relevant policies of this Local Plan.</p> <p>5. Employment development will be delivered principally through the saved employment allocations shown in Appendix 2 and on the Policies Map to deliver around 14ha of development. The relocation of the Euro Quality Lambs abattoir will create the proposed Newington Food Park (8ha), as the key employment proposal in the town. The provision of a strategic highway junction to this site will also trigger the release of other saved employment allocations (6ha) to provide a balance between new housing and local employment opportunities. Further employment development may be delivered through small-scale windfall development, consistent with Policy SP11-SP13 of this Local Plan. Existing employment areas will be protected in accordance with Policy SP11-SP13.</p> <p>6. To support the role of Craven Arms as a key service centre, the current abattoir site on Corvedale Road will be the focus for a mixed-use regeneration of the Key Area of Change on the Policies Map. This will focus on improving the retail offer in the town.</p> <p>7. Development proposals will address the strategic and local infrastructure requirements identified in the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u>, Craven Arms Place Plan and relevant policies of this Local Plan.</p> <p>8. Development proposals will respond positively to policies and guidelines in the Craven Arms Town Plan, community strategies and masterplans adopted by Shropshire Council.</p>		
MM085	Page 207	Policy S8.1 Schedule S8.1(i) Site Allocation ELL005 & ELL008 & ELL033 Development Guidelines	<p>Comprehensive masterplan required for the site.</p> <p>Access into each component of the site and the existing allocation to the south should be complementary. An appropriate pedestrian crossing facility over the A495 is required.</p> <p>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> <p>Mitigation measures required to remove any adverse effects from development of the site on the integrity of internationally designated sites.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p> <p>Open space provision should link to green spaces within the development to the south and the surrounding area, with the intention of creating a circular route for pedestrians, dog-walkers and cyclists. This should link to existing public rights of way on and around the site, which will be retained and enhanced. It should also link to public rights of way, including the nearby canal towpath.</p> <p>The potential to de-culvert Newnes Brook should be investigated and if possible implemented. An appropriate buffer (minimum 10m) to Newnes Brook should be provided to create an environmental corridor.</p> <p>Existing tree cover should be retained and enhanced.</p> <p>Design and layout should minimise noise impact from adjacent road.</p>	Clarification.	Shropshire Council. A0482.
MM086	Pages 211-212	Policy S9.1 Schedule S9.1(i) Site Allocation HNN016 Development Guidelines	<p>The site should provide an appropriate residential mix, responding to local housing needs. It presents an opportunity for bungalows and an extra-care facility.</p> <p>The design and layout should respond to Highley's character and landscape setting.</p> <p><u>Any planning application will be accompanied by a heritage assessment. This will inform the site design and layout which</u> will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House.</p> <p>Strong and significant natural site boundaries and green infrastructure corridors through the site will form an intrinsic component of this development. They will be planted with native species and be used to buffer and create appropriate settings for nearby heritage assets and built form.</p> <p>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></p> <p>Open space provision should respond to local needs, provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area.</p> <p>All hedgerows, tree lines and mature trees on the site should be retained.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0101. A0348.

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MM087	Page 214	Policy S10.1	<p>S10.1. Development Strategy: Ludlow Town</p> <p>1. Ludlow will fulfil its role as a Principal Centre and the largest market town in south Shropshire. Ludlow will be the principal focus for investment, employment, housing and development and will have the key role in providing facilities and services to the Place Plan area.</p> <p>2. All development in and around Ludlow will respect the significance and setting of this historic market town by protecting, conserving and enhancing the significance of the Conservation Areas and heritage assets including Ludlow Castle, the Town Walls and other important assets at its historic core and by protecting the setting of the town and its historic assets to ensure the history of Ludlow is recognised and appreciated.</p> <p>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 development land. 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.</p> <p>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 sites development, where this it is consistent with relevant policies of this Local Plan.</p> <p>5. To foster economic development and to deliver balanced growth, new employment development will be delivered through the saved SAMDev employment allocations in Appendix 2, the Local Plan employment allocation in Schedule S10.1(ii) and appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan. The existing employment areas in the Ludlow are safeguarded for employment use in accordance with Policy SP11-SP43 <u>SP11-SP43</u> of this Local Plan.</p> <p>6. To support Ludlow's role as a Principal Centre, recognising the importance of the town's distinctive retail offer and the need to sustain a vital and viable town centre, the town centre identified on the Policies Map is the preferred location for new or enhanced retail development. There is a presumption against out of centre Retail Parks subject to Policy DP10-DP9.</p> <p>7. Development proposals will take account of the infrastructure requirements, as identified within the <u>Shropshire Strategic Infrastructure and Investment Implementation</u> Plan and Place Plans and will positively contribute to local infrastructure improvements, including the provision of community benefits in accordance with Policy DP26-DP25 <u>DP26-DP25</u> of this Local Plan.</p> <p>8. Development proposals will respond positively to policies and guidelines in Neighbourhood Plans, community strategies or masterplans adopted by Shropshire Council in conformity with this Local Plan for the period 2016 to 2038.</p>	Correction. Reflecting wider changes.	Shropshire Council.
MM088	Page 215	Policy S10.1 Schedule S10.1(i) Site Allocation LUD056 Development Guidelines	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Located on Fishmore Road as an arterial route through town, the boundary treatment, separation, layout, orientation, sound attenuation of dwellings should enhance amenity of residents. External lighting to avoid adverse impacts on amenity and biodiversity. Safe highway access to be provided from Fishmore Road.</p> <p>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> <p>Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Open land to protect former quarry restoration and allow foraging / passage of species and use of habitat on site.</p> <p>Heritage impact assessment to respect archaeological interest as former site of Fishmore Brick and Pipe Works. Potential site contamination to be investigated and remediated as necessary.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk may be managed on part of the remaining land to ensure flood and water management measures do not displace water elsewhere.</p> <p>Development proposed by 14/02846/OUT (19 dwellings) with 16/03096/OUT (71 dwellings) and partly approved in detail by 19/02060/REM (71 dwellings) and this allocation supports the delivery of this whole site to meet the housing needs of Ludlow.</p>	Clarification.	Shropshire Council. A0482.
MM089	Pages 216-217	Policy S10.1 Schedule S10.1(ii) Site Allocation LUD052 Development Guidelines	<p>This site will extend an existing employment allocation to create a critical mass for development in terms of the provision of infrastructure and the suitability of the site for larger building footprints. The land uses on the site will favour the 'primary' employment uses with an appropriate level of 'secondary' employment uses with the mix of uses to be determined in relation to Policy SP11-SP43 <u>SP11-SP43</u> and located and designed to respect the significance and setting of this historic town.</p> <p>Development to deliver good contemporary design with appropriate use of layout, height, materials, layout and landscaping.</p> <p>Scheme to provide improvements to the A49 / Sheet Road junction subject to requirements of National Highways England <u>National Highways</u> and</p>	Clarification. Reflecting wider changes.	Shropshire Council.

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			<p>suitable access to site to serve combined needs of saved allocation, LUD052 and adjacent farmstead.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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></p> <p>Relevant supporting studies should be undertaken particularly traffic and transport assessments, heritage impact, ecology to take account of adjacent SSSI, tree and hedgerow surveys to protect existing boundary treatment, to screen the site and conserve and enhance the Green Infrastructure around the town, to manage flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.</p> <p>The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited <u>'ancillary'</u> service provision in the development should be considered to serve the employment uses.</p>		
MM090	Pages 219-220	Policy S10.2 Schedule S10.2(i) Site Allocation BUR002 Development Guidelines	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs. Located on A456 in industrial / commercial area, landscaping and design of dwellings should enhance amenity of residents with possible sound attenuation and ventilation measures.</p> <p>Landscaping and open space to protect trees and hedgerows (west and north), allow foraging / passage of species and use of habitat on site margins. Possible long-term risk from River Teme floodplain requires a reduced site capacity of 40 dwellings. Flood storage improvements including open space on south-east quadrant possibly extending beyond the site boundary with an infiltration basin or other flood storage measures along the southern boundary will help to manage the drainage of the site.</p> <p>The provision of Green Infrastructure and management of surface drainage should achieve a standard that recognises the proximity of the site to the River Teme SSSI. The development should link into the surrounding footpath network particularly the right of way eastwards from the proposed open space into the centre of Burford and the Teme Bridge link to services in Tenbury.</p> <p>The design, layout and landscaping of the development should recognise the significance and setting of the heritage assets situated close to the site. An assessment will be required of the archaeological potential of the site situated close to Turnpike Cottage and the former Turnpike route along the A456.</p> <p>Access from A456 requires new junction but has the benefit of an existing footway with potential for improvement. An access junction should seek to conserve the hedgerow boundary, provide compensatory planting and avoid conflict with the new development adjoining the Aspire Centre to the north. Highway drainage should help mitigate surface water flooding to A456. 30mph speed restriction to be relocated west of site junction with traffic calming measures for highway safety.</p> <p><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></p>	Clarification.	Shropshire Council. A0656.
MM091	Pages 220-221	Policy S10.2 Schedule S10.2(i) Site Allocation BUR004 Development Guidelines	<p>Site proposed for broad range of housing uses with potential for self-build, family housing, age specific / special needs housing and affordable provision.</p> <p>Large open site with reduced capacity (100 dwellings) will accommodate this broad range of housing within a masterplan to address material considerations including landscape quality, habitat protection, biodiversity, trees and hedgerows, heritage and archaeology, surface water drainage, highway accessibility, green infrastructure, open space (with equipped play provision) in a high specification development on this prominent site on the eastern edge of town.</p> <p>Masterplan will indicate preferred location for open space within green infrastructure to the north-west to create recreational / parkland with structural planting linking to Tenbury - Bewdley rail line, protecting significant habitat and mitigating any biodiversity impacts subject to detailed ecological and arboricultural assessments. Development should respect surrounding heritage and the archaeological potential of the site particularly the historic route of the Tenbury – Bewdley Railway across the northern boundary of the site.</p> <p>Green infrastructure to the north-west and south-east of the site will improve the character of this large prominent site. These open areas will reduce impacts on views from A456 and surrounding landscape by softening the existing urban aspect along the eastern edge of town and to integrate the development into the valley of the River Teme.</p>	Clarification. Correction.	Shropshire Council. A0482. A0656.

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			<p>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.</p> <p>Open space to the south and east will accommodate the SuDs, de-culverted watercourse and land for surface water flood storage capacity, to hold and manage the discharge of surface water and protect the River Teme as an SSSI. This area will also provide value as amenity land and landscaping to the site frontage on A456.</p> <p>Site specific flood risk assessment to inform green infrastructure to the south and east to de-culvert the existing watercourse and provide SuDS to manage and improve drainage through the site from the Clee Hills (north) to River Teme SSSI (south) subject to further hydraulic assessment.</p> <p>A456 will provide direct highway access with appropriate and suitably located junction and with footway and cycleway access to Boraston Drive to facilitate active travel to local services. Site will also benefit from existing footway along A456-A458 with improvements, highway drainage and re-positioning of 30mph speed restriction to the east, with traffic calming measures.</p> <p>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> <p>Capacity of utilities for this larger development should be assessed and any infrastructure constraints to the delivery of the development should be addressed as part of the development including the servicing of the proposed site for self-build plots.</p> <p><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></p>		
MM092	Pages 225-226	Policy S11.1	<p>S11.1. Development Strategy: Market Drayton Principal Centre</p> <p>1. Market Drayton will fulfil its role as a Principal Centre, acting as a focus for strategic growth objectives in the north-east of the County, delivering around 1,200 dwellings and making available around 35ha of employment land to provide choice and competition in the market. New housing and employment development will respond to local needs, the needs of the surrounding hinterland, provide opportunities for existing businesses to expand and opportunities associated with High Speed 2.</p> <p>2. New residential development will be delivered through the saved SAMDev residential allocations and the Local Plan residential site allocations. These will be complemented by appropriate windfall residential development within the Market Drayton development boundary, as shown on the Policies Map where it is consistent with relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Policies DP5-DP4 and DP8-DP7 and other relevant policies of this Local Plan.</p> <p>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 <u>quantity and quality standard</u>, is a central objective of the Strategy. Housing development (MDR39 and MDR43) has been identified specifically to support and enable the delivery of the relocation through the provision of an appropriate vehicular access into the site. Should the relocation of the sports facilities to land at Longford Turning prove to be unviable, appropriate consideration will be given to alternative sites 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.</p> <p>4. Whilst land is not specifically allocated for this purpose, it is recognised there may be opportunities to deliver a marina and related uses on land at Victoria Farm. Any future proposal for the development of a marina must be in line with the requirements of Policy DP11-DP10. Further to Policy SP6-SP7, consideration will be given to the need for additional market residential development outside the town's development boundary where this is clearly and demonstrably linked to the delivery of a marina at Victoria Farm, and where it would be required to ensure the delivery of the marina within an early phase of development.- In this instance, proposals will need to meet all other relevant Local Plan policies and in particular show how there is sufficient infrastructure capacity to accommodate the scheme. Any proposal for a marina and related uses in this location must not have a significant adverse impact on Market Drayton Town Centre.</p> <p>5. New employment development will be delivered through the saved SAMDev employment allocations. This will be complemented by any appropriate windfall employment development, where it is consistent with relevant policies of this Local Plan.</p> <p>6. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, and will need to contribute to the historic character of the town.</p> <p>7. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S11.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0124.

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			Plan. 8. 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.		
MM093	Pages 226-227	Policy S11.1 Schedule S11.1(i) Site Allocation MDR012 Development Guidelines	An appropriate vehicular access will be provided into the site off Maer Lane and all necessary highway improvements will be undertaken. 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. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53, Maer Lane and Victoria Wharf. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Green infrastructure will create an appropriate buffer of the canal and the environmental network on and around the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Sustainable planting of large trees within the green infrastructure and public open space will contribute towards integrating this site into the landscape. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	Clarification.	Shropshire Council. A0378. A0402.
MM094	Page 227	Policy S11.1 Schedule S11.1(i) Site Allocation MDR034 Development Guidelines	An appropriate vehicular access will be provided into the site off Maer Lane and all necessary highway improvements will be undertaken. 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. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53, Maer Lane, Sych Farm (Phases 1 & 2) employment site and Victoria Wharf. Green infrastructure will create an appropriate buffer of the watercourse and contribute to the environmental network on and around the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Sustainable planting of large trees within the green infrastructure and other public open space will contribute towards integrating this site into the landscape. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	Clarification.	Shropshire Council. A0378. A0402.
MM095	Page 231	Policy S11.2 Schedule S11.2(i) Site Allocation HHH001 & HHH014 Development Guidelines	An appropriate access will be provided off Shrewsbury Street and/or The Grove. Other necessary highway improvements will be undertaken. A focal open space will be provided on the site. Mature trees and hedgerows on the site should be retained and appropriately buffered. Site design should achieve a sustainable juxtaposition of houses and trees. 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> The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	Clarification.	Shropshire Council. A0348.
MM096	Page 243	Policy S14.1	S14.1. Development Strategy: Oswestry Principal Centre 1. Oswestry will act as a Principal Centre and contribute towards strategic growth objectives in the north-west of the County, delivering around 1,900 dwellings and making available around 57 hectares of employment land to provide choice and competition in the market. 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. 2. New residential development will be delivered through a combination of the saved SAMDev residential allocations and the Local Plan residential allocations at Park Hall, which will reinforce the existing urban fabric of the former Park Hall Camp to form a mixed	Reflecting wider changes. Clarification.	Shropshire Council.

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			<p>use 'garden settlement' as envisaged by the Oswestry Civic Society within their document, Oswestry 2050.</p> <p>3. These allocations will be complemented by appropriate windfall residential development within the Oswestry development boundary, as shown on the Policies Map; and appropriate cross-subsidy and exception development where it is consistent with DP8 DP7 and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev employment allocations will help deliver a balance between new housing and local employment, whilst also recognising the important role that Oswestry plays in the north-west of the County and seeking to ensure a range and choice of economic development opportunities. These sites will be supported by appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan.</p> <p>5. To support Oswestry's role as a Principal Centre, new retail development will be directed towards the town centre, in line with Policy DP10 DP9, where it will complement the existing offer.</p> <p>6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S14.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.</p> <p><u>7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Oswestry and Park Hall on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Policies DP13, DP15 and DP16. Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</u></p> <p>7-8. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> <p>8-9. 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.</p>		
MM097	Page 244	Policy S14.1 Schedule S14.1(i) Site Allocation PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 Development Guidelines	<p>A comprehensive development should be undertaken. Design and layout will need to reflect the existing housing development to the south and should also allow for appropriate vehicular, cyclist and pedestrian movement through the components of the site and to the hospital and college.</p> <p>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> <p>Development should correspond with the emerging Indicative Masterplan and Transport and Movement strategy for Oswestry town where appropriate.</p> <p>Residential-led development to include provision for key worker dwellings in association with the RJAH hospital and Derwen College. Ancillary commercial use in relation to the RJAH hospital and Derwen College to be incorporated into the site.</p> <p>Appropriate assessment and management of contaminated land and unexploded ordnance is required on the site.</p> <p>In order to achieve an appropriate access into PKH032 off Twmpath Lane, a roundabout may be required.</p> <p>The development should complete the footpath along North Drive to the west of the site.</p> <p>Noise from the main roads and railway will be mitigated through design and layout of development and appropriate boundary treatments.</p> <p>An appropriate buffer to commercial operations around the site will be maintained.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council.
MM098	Pages 244-245	Policy S14.1 Explanation	<p>Explanation</p> <p>5.190-5.195. Oswestry was identified as a Principle Centre in the Shropshire Core Strategy under CS15. The town will continue this status as part of the Local Plan Review, and will continue its role as the principle for employment, commercial and administrative centre in the north west of the County.</p> <p>5.191-5.196. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Oswestry, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> <p>5.192-5.197. 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</p>	Reflecting wider changes. Clarification.	Shropshire Council.

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			<p>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></p> <p>5.193. <u>5.198.</u> Park Hall has been allocated six sites comprising a total of approximately 240 potential dwellings. These sites are located to the north and will be expected to recognise the importance of linking with the Derwen College as well as the Robert Jones & Agnes Hunt Orthopaedic Hospital, where key-worker dwellings will be developed to ensure appropriate links are present with the housing development. This will be through a combination of physical linkages (i.e. roads and pathways) as well as house types and tenures. Additional uses, such as ancillary commercial, will also be anticipated alongside the residential proposals.</p> <p>5.194. <u>5.199.</u> The Indicative Masterplan and Transport and Movement Strategy for Oswestry town aims to ratify and develop the vision and ambitions identified through work undertaken to date and to develop an investable concept masterplan for the evolution of the town. The movement and access study should consider movement through the town and the connectivity between the town and surrounding key locations (RJAH Hospital, Gobowen Railway Station, Bus Station, Innovation Park, Industrial parks, leisure centre, colleges, planned and proposed developments, etc.).</p> <p>5.195. <u>5.200.</u> The Oswestry SUE will continue to provide the majority of housing for the town. The revised figures confirm that around 800 houses will be delivered at this site, together with a new link road between Shrewsbury Road and Middleton Road, sustainable transport improvements and land for community facilities, public open space and green infrastructure.</p> <p>5.196. <u>5.201.</u> Oswestry's role as a principal focus for employment is supported through the allocation of a total of 57 hectares of new employment land. The two major new areas are land at Mile End east and land to the south of Whittington Road, both to the east of the Oswestry Bypass, so the developments will need to address their impacts on the A5 junctions and ensure the provision of satisfactory linkages for pedestrians and cyclists to/from the town.</p>																										
MM099	Pages 246-247	Policy S14.2	<p>S14.2. Community Hubs: Oswestry Place Plan Area</p> <p>1. Within the Oswestry Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:</p> <table border="0"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Gobowen</td> <td>Around 360 dwellings</td> </tr> <tr> <td>Kinnerley</td> <td>Around 60 dwellings</td> </tr> <tr> <td>Knockin</td> <td>Around 55 dwellings</td> </tr> <tr> <td>Llanymynech</td> <td>Around 125 dwellings</td> </tr> <tr> <td>Pant</td> <td>Around 50 dwellings</td> </tr> <tr> <td>Ruyton XI Towns</td> <td>Around 125 dwellings</td> </tr> <tr> <td>St Martins</td> <td>Around 355 dwellings</td> </tr> <tr> <td>Trefonen</td> <td>Around 35 55 dwellings</td> </tr> <tr> <td>West Felton</td> <td>Around 130 dwellings</td> </tr> <tr> <td>Weston Rhyn</td> <td>Around 155 dwellings</td> </tr> <tr> <td>Whittington</td> <td>Around 200 dwellings</td> </tr> </table> <p>2. Within each Community Hub, new residential development will be delivered through any identified saved SAMDev residential allocations, any identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy <u>SP7-SP8</u> and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy <u>DP8-DP7</u> and other relevant policies of this Local Plan.</p> <p>3. Within these Community Hubs, new employment development will be delivered through any identified saved SAMDev mixed use allocations; and appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy <u>SP7-SP8</u> and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S14.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site</p>	Community Hub Settlements	Residential Guideline	Gobowen	Around 360 dwellings	Kinnerley	Around 60 dwellings	Knockin	Around 55 dwellings	Llanymynech	Around 125 dwellings	Pant	Around 50 dwellings	Ruyton XI Towns	Around 125 dwellings	St Martins	Around 355 dwellings	Trefonen	Around 35 55 dwellings	West Felton	Around 130 dwellings	Weston Rhyn	Around 155 dwellings	Whittington	Around 200 dwellings	Reflecting wider changes. Consistency. Clarification.	Shropshire Council. A0605.
Community Hub Settlements	Residential Guideline																												
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			<p>provision figures and all other relevant policies of this Local Plan.</p> <p>5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> <p>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 DP13-Policies DP12, DP15-DP14 and DP16-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 DP13, DP15, DP16 and DP19.</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 DP13-Policies DP12, DP15-DP14 and DP16-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 DP13, DP15 and DP16.</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 and water quality and quantity are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</p> <p>7. St Martins and Weston Rhyn are within the setting of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. Planning Policy Wales 10 requires development in the setting of an AONB to take account of the special qualities of the designated area. Proposals affecting the setting of the Clwydian Range and Dee Valley AONB must have regard to its identified special qualities in consultation with Natural Resources Wales and the Clwydian Range and Dee Valley AONB Partnership.</p>		
MM100	Page 247	Policy S14.2 Schedule S14.2(i) Site Allocation KCK009 Development Guidelines	<p>Access to be provided through saved SAMDev allocation KK001.</p> <p>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></p> <p>Existing mature trees on the site should be maintained. The public rights of way though the site should be retained, buffered and appropriately enhanced.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0348.
MM101	Pages 247-248	Policy S14.2 Schedule S14.2(i) Site Allocation LYH007 Development Guidelines	<p>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).</p> <p>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></p> <p>The public right of way on the site will be retained and enhanced. Development must also enhance footpaths to the nearby recreation space, village hall and village centre.</p> <p>A suitable buffer is required to hedgerows and watercourses on and adjacent to the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p> <p>Development should not adversely affect the canal corridor in terms of its structural integrity, landscape, heritage, ecological quality and character. Any development should respond positively to the adjacent canal corridor and seek to optimise the benefits such a location can provide for local communities.</p> <p>There is a culvert under the canal in proximity to the site, therefore any development will need to demonstrate that no discharges from the site during or post-construction will adversely affect this culvert.</p>	Clarification.	Shropshire Council. A0482. A0348.

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MM102	Pages 248-249	Policy S14.2 Schedule S14.2(i) Site Allocation PYC021 Development Guidelines	<p>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).</p> <p>Development on the site to include a parking solution for the nearby village shop to the southern element of the site</p> <p>Development will fund a suitable new vehicular access onto the A483 as well as extension to the local speed limits and any further necessary traffic calming. No access will be available from Penygarrag Lane due to its constraints.</p> <p>Development to support the delivery of a new footpath on eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility.</p> <p>The nearby Local Wildlife Site and Environment Network (to the eastern section of the site) will need to be appropriately buffered and protected from damage.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0482.
MM103	Page 249	Policy S14.2 Schedule S14.2(i) Site Allocation SMH031 Development Guidelines	<p>An appropriate estate road junction onto the B5069 to be provided.</p> <p>Development to also provide a pedestrian crossing of the B5069; and a short section of missing footway on the south side of the site along the B5069 from the site frontage to the Church Lane bus stop.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p> <p>The site is crossed by a <u>utility sewer</u>, therefore protection measures in the form of an easement width or a diversion of the <u>utility pipe</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.</p>	Clarification.	Shropshire Council. A0583.
MM104	Pages 251-252	Policy S14.2 Schedule S14.2(i) Site Allocation WHN024 Development Guidelines	<p>Appropriate access to be provided via the B5009.</p> <p>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.</p> <p>Development will fund a review and extension of 30mph speed limit and any necessary traffic calming and footways and pedestrian crossing facilities at the site frontage.</p> <p>The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the west of the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0348.
MM105	Pages 254-255	Policy S15.1	<p>Development Strategy: Shifnal Town</p> <ol style="list-style-type: none"> 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 development 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. A Neighbourhood Plan for Shifnal covering the period 2014-2026 was adopted in 2015. Policies and proposals within the Neighbourhood Plan which conform with the Local Plan will continue to apply through the lifespan of the Neighbourhood Plan. 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 'very special acceptable circumstances' for such development. Shifnal will have a key role in providing homes, jobs, services and facilities to the Place Plan area, other Green Belt communities and the M54/A5 Strategic Corridor. Over the Local Plan period, the town will deliver around 1,500 dwellings and make available around 41 hectares of employment land to provide choice and competition in the market. New housing and employment will provide for the needs of the town and surrounding hinterland, including attracting inward investment, allowing existing businesses to expand and encouraging new businesses to establish in Shifnal. 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 S15.1(i) and shown on the Policies Map. Development of residential 	Clarification. Correction for consistency. Reflecting wider changes.	Shropshire Council

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			<p>allocations will be in accordance with the development guidelines and site provision figures and the policies of this Plan. Residential development on appropriate windfall sites within the development boundary will be permitted in accordance with the policies of this Plan and relevant policies of the Shifnal Neighbourhood Plan. New residential development may be delivered on appropriate cross-subsidy and exception sites, where opportunities exist within the development boundary, are consistent with national and local policies or would be 'appropriate' development in the Green Belt.</p> <p>6. Shifnal will deliver a significant, new investment opportunity on the employment allocation in Schedule S15.1(ii) and shown on the Policies Map. Development of this allocation will be in accordance with the development guidelines and site provision figures and the policies of this Plan especially <u>SP11-SP13</u>. Employment development on appropriate windfall sites within the development boundary will be permitted in accordance with the policies of this Plan and relevant policies of the Shifnal Neighbourhood Plan. The existing employment area at Shifnal Industrial Estate will be protected, primarily for 'primary' employment uses identified in policy <u>SP11-SP13</u> as part of the range of employment development opportunities in the town.</p> <p>7. Land beyond the development boundary that is not part of the Green Belt is safeguarded for Shifnal's future development needs, beyond the Plan period after 2038. This extensive land release from the Green Belt is located to the east and to the south and west of the town as shown in Schedule S15.1(iii) and on the Policies Map. Development of this land during the Plan period will only be permitted in 'very special circumstances' to meet Shifnal's development needs in accordance with national and local Green Belt policies.</p> <p>8. To support Shifnal's role as a Key Centre and the importance of the town's distinctive retail offer and the need to sustain a vital and viable town centre, the town centre identified on the Policies Map is the preferred location for new or enhanced retail development. There is a presumption against out of centre retail development subject to changes to the Use Classes Order 1987 (as amended) with the exception of an earlier release of safeguarded land to the west and south of Shifnal in 'very special circumstances' to meet the development needs of the town.</p> <p>9. In recognition of the historic character of the town and its environmental challenges, the development of the town will have regard to the:</p> <ul style="list-style-type: none"> a. promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces; and b. improvement of the environmental quality, including the protection and enhancement of the corridor of the Wesley Brook and the effective drainage of river and surface water through the town particularly from the discharge of flood waters; <p>10. Shifnal will be a significant focus for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u> and Shifnal Place Plan. Particular infrastructure opportunities the development of the town will have regard to are the:</p> <ul style="list-style-type: none"> a. localised improvements to Haughton Lane and Haughton Village; b. improvements to pedestrian and cycle infrastructure to support sustainable travel; c. improvements to the Town Centre including Bradford Street/Aston Street junction; d. further improvements required by the proposed growth of Shifnal including: <ul style="list-style-type: none"> i. priorities afforded to through traffic and residential parking on Innage Road; ii. capacity improvements to Five Ways roundabout; iii. improvements to upgrade key routes and junctions serving the town. <p>11. Development proposals will demonstrate they have adequately assessed and mitigated their impacts with regard to co-ordinating infrastructure provision and the development of their proposals. Development proposals should address the infrastructure constraints and requirements identified in the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u> and Shifnal Place Plan and any site or settlement infrastructure modelling and/or assessments to positively contribute to local infrastructure improvements, including the provision of community benefits in accordance with Policy <u>DP26-DP25</u>.</p> <p>12. Development proposals will respond positively to policies and guidelines in a revised Shifnal Neighbourhood Plan or any community-led plans, community strategies or masterplans adopted by Shropshire Council in conformity with this Local Plan for the period 2016 to 2038.</p>		
MM106	Pages 255-257	Policy S15.1 Schedule S15.1(i) Site Allocation SHF013 Development Guidelines	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for lower cost housing, age specific housing and policy compliant affordable housing.</p> <p>Highway access will be from the spur road off Meadow Drive forming a junction into western boundary. Access junction and road to have stand-off from last property on spur road to protect their existing amenity.</p> <p>Consideration to be given to off-site highway works at junction of Newport Road/Meadow Drive/Haughton Road to provide satisfactory highway capacity and highway drainage improvements to address existing surface water flooding constraints.</p> <p>Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with</p>	Clarification. Correction.	Shropshire Council. A0482.

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			<p>Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping and open space within the proposed development to enhance the Green Infrastructure network, particularly the woodland with mature protected trees and open land, to the west, north and east of the site boundaries. Open space with consideration of equipped play space to be located on site with part provision on the eastern boundary to mirror the adjacent development on Coppice Green Lane. Consideration to be given to the creation of a new footpath to link into existing network between Meadow Drive and adjacent development on Coppice Green Lane to improve permeability of north-east of town. Landscaping and open space to protect trees and hedgerows, allow foraging/passage of species through the site and use of habitat on site margins. Relevant supporting studies to be undertaken of traffic assessments, heritage including archaeology, detailed ecological assessment, tree survey particularly mature woodland on western boundary surface water flood risk on site and drainage on Newport Road, noise and air quality assessments with recommendations reflected in proposed development. Site will incorporate appropriate sustainable drainage, informed by sustainable drainage strategy focusing on central north-south ditch through the site. Any residual surface water flood risk to <u>be</u> managed by excluding built development from the affected areas of the site and providing a SuDS to form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. A noise assessment should inform the design of the scheme in relation to the layout/landscaping of the development and the design of the dwellings in the north, and possibly extending through, the site. Layout and landscaping should consider stand-off from northern boundary, orientation of dwellings with possible acoustic fencing and additional tree and hedgerow planting. Dwelling design should consider enhancement of façade with glazing solutions, ventilation measures and internal layout of living spaces to mitigate for noise impacts. Site is not within an Air Quality Management Area but consideration to be given to mitigating any impact from emissions from M54 to the north of the site.</p>		
MM107	Pages 257-258	Policy S15.1 Schedule S15.1(i) Site Allocation SHF015 & SHF029 Development Guidelines	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for lower cost housing, family housing and policy compliant affordable housing. Allocation does not include Beech House (non-designated heritage asset HER PRN 34751) with garden, curtilage building and frontage walling to A464. Beech House forms part of urban land and no longer safeguarded for future development. Consideration may be given to sympathetic restoration/conversion of house and curtilage buildings. Existing northern access to Beech House to be closed and sealed with existing gates retained. Beech House to be serviced from existing southern access. Highway junction to be situated at northern point on <u>A464-A454</u> frontage to provide safe junction with good visibility. Highway junction to have adequate highway drainage, speed restrictions to be moved beyond the junction with traffic calming to create a visible and safe gateway into Shifnal. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services. The need to conserve Beech House, protect the setting from effects of development and to deliver a safe and visible highway junction to A464 may require removal of mature trees with complementary planting within site. Consideration to be given to internal highway layout within the site to make effective use of the developable land and to improve the accessibility of the dwellings to the main and secondary accesses to encourage 'active travel' options to reach local services. Consideration to be given to secondary access to Park Lane through access strip from backland boundary of site. Secondary access to provide pedestrian and cycling access to Park Lane offering a potentially safer access to local services including the local primary school and with emergency vehicular access into the site only. 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). Landscaping and open space with equipped play spaces to retain mature trees within and adjoining site (subject to highway safety requirements) particularly to protect western Tree Preservation Order, foraging / passage of species through site and use of habitat on site margins particularly for Great Crested Newts whose presence may reduce site capacity. Relevant supporting studies to be undertaken for traffic assessments, heritage impact on Beech House and archaeology of developable land, detailed ecological assessments particularly the presence of Great Crested Newts, tree survey particularly around Tree Preservation Order close to Park Lane, surface water flood risk around ponds, noise assessment with recommendations reflected in proposed development. Layout and landscaping to consider effect of noise due to proximity to surrounding highway network. Layout of dwellings might consider stand-off from north and A464, orientation of dwellings with possible acoustic fencing and additional tree and hedgerow planting. Dwelling design along edge of site should consider enhancement of façade design with glazing solutions and internal layout of living spaces to mitigate for noise impacts.</p>	Clarification. Correction.	Shropshire Council. A0482.

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			Site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy particularly around the ponds and further north along the boundary to the Green Belt/safeguarded land. Any residual surface water flood risk to be managed by excluding development from buffer around the ponds to form part of Green Infrastructure network. Flood and water management measures must not displace water elsewhere particularly to adjacent safeguarded land.		
MM108	Pages 258-260	Policy S15.1 Schedule S15.1(i) Site Allocation SHF022 & SHF023 Development Guidelines	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for family housing, age specific housing and policy compliant affordable housing.</p> <p>Sites SHF022 and SHF023 to be developed as a single housing area either simultaneously or through two inter-related development schemes.</p> <p>Site SHF022 to have highway access from Windmill View through the strategic roundabout junction on A464 serving the adjacent development. The access from Windmill View into site SHF022 will connect the new development into the existing footway network and to the pedestrian routes to the town centre.</p> <p>The development scheme for SHF022 will provide highway accesses into the boundary of site SHF023 to link this site into the highway network within the town. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services.</p> <p>Site SHF023 will provide a highway junction with A464 on the eastern end of the southern boundary. Highway access to have adequate highway drainage, speed restrictions moved to the east of the junction with traffic calming to create a safe and visible gateway into Shifnal. The gateway treatment may not be necessary after development of site SHF015 situated further east along the A464.</p> <p>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).</p> <p>Landscaping to protect trees and central hedgerow and open space, with consideration of equipped play space, to be located where the combined provision on the two adjacent sites enhances the Green Infrastructure provision.</p> <p>Revells Rough to be protected and buffered by both developments with conservation and enhancement of the woodland through development of SHF023 by the controlling owner. Consideration to be given to <u>resolving</u> the physical separation of sites SHF022 and SHF023 from safeguarded land to the north due to highway capacity constraints on Lamledge Lane with its restricted viaduct over the rail line.</p> <p>Relevant supporting studies to be undertaken for traffic assessments, heritage impact on surrounding assets and archaeology of developable land, detailed ecological assessments particularly the presence of Great Crested Newts, tree survey particularly of Revells Rough and central hedgerow separating SHF022 and SHF023, surface water flood risk, noise assessments with recommendations reflected in proposed development.</p> <p>Detailed ecological assessment to consider the need for foraging / passage of species through site and use of habitat on site margins particularly for Great Crested Newts whose presence may reduce site capacity.</p> <p>Heritage Impact Assessment should ensure the development will respect the surrounding heritage particularly the Windmill monument to the east and to conserve any archaeological potential of the site.</p> <p>Sites SHF022 and SHF023 to incorporate appropriate inter-related sustainable drainage, informed by sustainable drainage strategy particularly on the lower lying SHF023. Any residual surface water flood risk to be managed by excluding development from this area to provide SuDS to form part of Green Infrastructure <u>Network network</u>. Flood and water management measures must not displace water elsewhere particularly from one site into the other.</p> <p>Layout and landscaping to consider effect of noise due to proximity to A464. Layout of dwellings to the south and possibly through the site to consider stand-off from A464, orientation of dwellings and additional tree and hedgerow planting. Dwelling design along south of site to consider enhancement of façade design with glazing solutions and internal layout of living spaces to mitigate for noise impacts.</p> <p>Site SHF023 to provide a stronger <u>boundary</u> to the urban area of Shifnal to properly define the Green Belt boundary.</p>	Clarification.	Shropshire Council. A0482.
MM109	Pages 260-262	Policy S15.1 Schedule S15.1(ii) Site Allocation SHF018b & SHF018d Development Guidelines	<p>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></p> <p>The employment development should create a high quality, campus style development primarily for Class B uses but with appropriate secondary employment uses and other ancillary service uses. Situated on the edge of town, the development will take full account of the need to enclose both the built form of the development and any off-site infrastructure works within a Green Infrastructure network, separating it from the Green Belt and landscape to the east of Shifnal.</p> <p>The development of land west of Upton Lane should consider the functional relationship with Shifnal Industrial Estate and the</p>	Responds to Planning Inspectors Interim Findings. Clarification.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>opportunity to link the two employment areas to: create a secondary access into the new employment area; and to alleviate the constraints imposed on Shifnal Industrial Estate through the existing intensity of the uses within this employment area.</p> <p>The development will address the need for strategic and service infrastructure particularly for utilities including the provision of an electricity upgrade to an appropriate MVA to serve the existing and proposed employment areas in the east of the town. The development should also consider the possibility of using renewable energy to meet the energy needs of the business occupiers.</p> <p>The development of this site will be in accordance with a masterplan and design code prepared in consultation with the public, <u>National Highways</u> and Shropshire Council. This will represent a significant material planning consideration for any planning application for development of the site. A construction management plan will be prepared to inform the development of the site.</p> <p>The layout, height of buildings, use of Green Infrastructure with strong native tree planting to provide appropriate and substantial buffering, effective building design and materials will be used to appropriately manage impacts from the development including visual impacts, noise, dust, odour or other emissions arising from the employment uses. Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation.</p> <p>The sites should be serviced from the A41/M54 Junction 3 along Stanton Road with traffic restrictions on commercial vehicle movements to the site using the A464 / Aston Street through Shifnal via the town centre. The priority given to Stanton Road as the primary access will require improvements to Stanton Road along its length.</p> <p>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.</p> <p>Sites SHF018b and SHF018d will share a principal access from Stanton Road to serve the employment area and Upton Lane to the viaduct bridge at the rail line will be improved and modified to form the primary distributor road serving the site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development.</p> <p>Upton Lane forms a bridge viaduct over the rail line to the south of the site. Beyond the bridge viaduct, Upton Lane forms an inadequate local road and development should close the viaduct to traffic until the southern section of Upton Lane is improved and to recognise the weight restrictions over the bridge viaduct. It is desirable for the viaduct bridge to remain open to pedestrian and cyclist movements to encourage active travel particularly via the Lamledge Lane junction with Upton Lane.</p> <p>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 <u>Demand Responsive Transport</u> dedicated Park and Ride service should be investigated in partnership with appropriate local community groups and bus operators.</p> <p>Significant and effective pedestrian and cycle links will be provided along Stanton Road, into and through the development to encourage safe and sustainable patterns of movement between the employment area and the town. A link with Shifnal Industrial Estate would provide an opportunity for a secondary vehicular, pedestrian and cycling access from the south.</p> <p>The allocation lies over a Source Protection Zone with its core area over the pumping station on Stanton Road to the north-west. A stand off for built development will protect the SPZ1 area and the site may be required to drain to the south and east onto land accessible to the River Worfe catchment.</p> <p>The site will incorporate a multi-stage sustainable drainage system and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding built development from the affected areas of the site. Flood and water management measures must not displace water elsewhere.</p> <p>These areas will form part of the Green Infrastructure Network <u>Network</u>. The SuDS infrastructure of the site will be designed and landscaped with a 'parkland' character as part of the Green Infrastructure providing public access as compensatory provision for releasing land from the Green Belt. This will form a strong boundary to the Green Belt along with the adjoining woodland.</p> <p>Natural environment assets in proximity to the site and any priority habitats will be safeguarded and buffered.</p> <p>Site design and layout will respect any local heritage assets and the potential for archaeological deposits which will be recorded.</p> <p>Green infrastructure will protect the settings for any identified heritage assets.</p> <p>Historic field patterns and hedgerows will be retained within the Green Infrastructure Network <u>Network</u> forming part of the grain of the development. Any removal of trees or hedgerows will be replaced as part of the structural planting for the employment area.</p> <p>Careful consideration must be given to the creation of an effective boundary to the north, east and south of the development to strengthen the Green Belt boundary around the site. The rail line to the south will provide the principal Green Belt boundary in this location.</p>		

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MM110	Pages 268-270	Policy S16.1	<p>S16.1. Development Strategy: Shrewsbury Strategic Centre</p> <p>1. Shrewsbury is the Strategic Centre of Shropshire and the primary focus for new development in the County. Recognising this role, and building upon the priority established in the Big Town Plan to achieve balanced growth, between 2016 and 2038, around <u>8,975</u> 8,625 dwellings will be delivered and around 100 hectares of employment land will be made available for development, to provide choice and competition in the market. 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.</p> <p>2. A comprehensive and co-ordinated approach will be pursued to the planning and development of Shrewsbury, and to ensure that development is consistent with the objectives of the Big Town Plan' and its associated masterplan documents, which are material considerations in decision making. The broad principles of the Big Town Plan are captured within Policy SP1: The Shropshire Test of this Local Plan.</p> <p>3. Within Shrewsbury, new residential development will primarily be delivered through a combination of the saved SAMDev residential and mixed-use allocations and the Local Plan residential and mixed-use allocations. This will be complemented by significant residential and mixed-use development opportunities within the Shrewsbury development boundary, and in particular the town centre, where it is consistent with the relevant policies of this Local Plan.</p> <p>4. New allocations identified in Schedules 16.1(i) and 16.1(ii) and identified on the Policies Map, provide an appropriate distribution of development opportunities, but include a focus for growth to the West of the town particularly north and south of Mytton Oak Road. Development in this area will be expected to explore all opportunities to deliver a coordinated approach to infrastructure provision, including the provision of a coordinated network of green networks, pedestrian and cycle links and vehicle access arrangements. Development will support necessary improvements to both local and strategic highway infrastructure where this need is not being met by other means.</p> <p>5. New residential development will also be delivered on appropriate cross-subsidy and exception development sites, where it is consistent with relevant policies of this Local Plan.</p> <p>6. To foster economic development and reflect Shrewsbury's strategic role as the main centre for employment in the County, a significant supply of employment land has been identified. New employment development will primarily be delivered through a combination of the saved SAMDev mixed-use and employment allocations and Local Plan mixed-use and employment allocations. Opportunities to enhance the existing high-quality employment facilities within and on the edge of the town centre and business parks on the periphery of the town, including Battlefield Enterprise Park, Shrewsbury and Oxon Business Parks will be supported.</p> <p>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 SP9-SP40. 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 SP11-SP13 and SP12-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 DP13, DP15, DP16, DP19 and DP20. 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></p> <p>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 DP10-SP42. 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.</p> <p>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 DP10-SP42. 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.</p> <p>10. Shrewsbury will be a major focus within Shropshire for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u> and Shrewsbury Place Plan. Opportunities for the following will be supported in principle:</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes. Clarification. Correction.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>a. The reinforcement and enhancement of the local and strategic highway network through the delivery of measures supporting the Shrewsbury Integrated Transport Strategy, the Big Town Plan Movement Strategy and the Shropshire Local Transport Plan, as well as any other highway and junction improvements required to support development and the proposed Shrewsbury North West Relief Road;</p> <p>b. Improvements to regional and national connectivity associated with the railway and the opportunities to create new and enhance existing sustainable connections to this infrastructure;</p> <p>c. The management and enhancement of the strategic corridors associated with the River Severn and its tributaries, especially where this presents opportunities to alleviate flood risk;</p> <p>d. Improvements to green and blue infrastructure, both through the delivery of allocated sites and other measures; and</p> <p>e. Opportunities to enhance the high-quality education facilities offered within the town, including those associated with the University Centre – Shrewsbury.</p> <p>11. Development proposals will be expected to demonstrate that they have adequately assessed and mitigated their impacts, having regard to the need for the co-ordination of infrastructure provision and improvements across the town to address the particular challenges faced by Shrewsbury. Development proposals should take account of infrastructure constraints and requirements, as identified within the <u>Shropshire Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans and any site and settlement infrastructure modelling and/or assessment and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy DP26 <u>DP25</u>.</p> <p>12. In recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to:</p> <p>a. The promotion, conservation and enhancement of the town’s natural and historic features, heritage assets, green corridors and spaces, and</p> <p>b. Environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield.</p> <p>13. The development of the saved SAMDev Plan Sustainable Urban Extensions (SUE’s) to the South and West of Shrewsbury identified on the Policies Map will be supported, provided that the development delivers the scale, type and mix of development set out in the saved SAMDev Plan site guidelines, and has regard to the requirements of the respective Masterplans, including the provision of identified infrastructure requirements and relevant financial contributions.</p> <p>14. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S16.1(i) and S16.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.</p> <p>15. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p>		
MM111	Pages 270-271	Policy S16.1 Schedule S16.1(i) Site Allocation SHR054a Development Guidelines	<p>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).</p> <p>Development will provide a pedestrian route from the Shropshire Way footpath to Sundorne Road as part of its green infrastructure contribution, which will also include effective native planting in order to create a suitable visual buffer to the former Shrewsbury Canal and the environmental network which surrounds the site. In undertaking these works care should be taken not to compromise any potential future restoration of the Canal.</p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form.</p> <p>Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. The development will provide sufficient screening in line with a site-specific landscape impact assessment, in order to mitigate any identified harm to long and short distance views. In doing so, development will need to be viewed within the context of its surrounding uses and features, and ensure they are not compromised. These include Pimley Manor to the south, the Shrewsbury Club to the north, the A49 to the east and Sundorne playing fields to the west.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with the A49.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0482.

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MM112	Pages 271-272	Policy S16.1 Schedule S16.1(i) Site Allocation SHR057 & SHR177 Development Guidelines	<p>A comprehensive sustainable residential development will occur. The development of this site will be in accordance with a masterplan which will reflect the objectives of the 'Big Town Plan', be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration.</p> <p>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.</p> <p>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).</p> <p>Development will create and enhance pedestrian and cycle links within and through the site, in this area of town and from the site into the town centre.</p> <p>Green infrastructure corridors will form an intrinsic component of this development and create a setting and buffer of the Bowbrook. It will also include effective native planting and contribute to the 'Big Town Plan' strategy to improve the town's green network. 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></p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form.</p> <p>Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with the A5 and Mytton Oak Road.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0124. A0482.
MM113	Pages 272-273	Policy S16.1 Schedule S16.1(i) Site Allocation SHR060, SHR158 & SHR161 Development Guidelines	<p>A comprehensive new Sustainable Urban Extension development will be delivered, including around 1,500 dwellings, a minimum of 5 hectares of employment land, a local centre, the opportunity to create additional education and medical facilities and extensive green infrastructure.</p> <p>The development of this site will be in accordance with a Masterplan which will reflect the objectives of the Big Town Plan, be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration. A decision on a planning application will not be made until such time a Masterplan for the site has been approved by Shropshire Council, which addresses the following areas as a minimum:</p> <p>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, 600 of the dwellings on this site constitute part of the contribution to the unmet housing need forecast to arise in the Black Country.</u></p> <p>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 <u>utilising</u> 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 SP11-SP12 <u>SP11-SP12</u>.</p> <p>The local centre will include an appropriate range of neighbourhood shopping facilities in line with the requirements of Policy DP9 <u>DP10</u> and include leisure, retail and community uses. The new local centre will be required to support enhancements to provision for existing residents at Bowbrook and will therefore need to be located appropriately within the site in order to ensure the greatest opportunity to support pedestrian and cycle movements.</p> <p>4ha of land adjacent to the Bowbrook School site will be provided for new education facilities. 0.5ha of land will be provided for a new medical centre, if required in consultation with the Clinical Commissioning Group.</p> <p>Development will create new and enhance existing green infrastructure corridors. These corridors will include effective native planting, enhance and buffer the environmental network on the east of the site and contribute to the Big Town Plan strategy to improve the town's green network.</p> <p>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).</p> <p><u>Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the</u></p>	Responds to Planning Inspectors Interim Findings. Correction. Clarification. To ensure consistency. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0124. A0482.

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			<p><u>Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement.</u></p> <p>Development will create and enhance pedestrian and cycle links within and through the site, in this area of town and from the site into the town centre.</p> <p>Mature trees, hedgerows, public rights of way and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form.</p> <p>Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with roads to the north, east and south of the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>		
MM114	Page 274	Policy S16.1 Schedule S16.1(i) Site Allocation SHR060, SHR145 Development Guidelines	<p>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).</p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising, including from the adjacent Meole Brace Retail Park, Hereford Road, A5, the railway line and the Park and Ride. This will need to be suitably evidenced following Good Acoustic Design principles set out in ProPG and associated supplementary guidance ahead of any grant of planning approval.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0482.
MM115	Pages 274-275	Policy S16.1 Schedule S16.1(i) Site Allocation SHR060, SHR173 Development Guidelines	<p>To ensure suitable access arrangements are achieved as well as protecting local amenity value on Ellesmere Road, the delivery of this development is directly dependent on the approval and construction of the North West Relief Road. Development on the site will not commence until such time as the North West Relief Road is operational.</p> <p>A comprehensive sustainable residential development will be delivered. The development of this site will be in accordance with a Masterplan which will need to reflect the objectives of the Big Town Plan and any related masterplans, be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration.</p> <p>A decision on a planning application will not be made until such time a Masterplan for the site has been approved by Shropshire Council, which addresses the following areas as a minimum:</p> <p>The quality, design, mix and layout of housing should be informed by site constraints site opportunities, including the site's proximity to the Old River Bed, identified local needs and relevant policies of this Local Plan;</p> <p>A local centre is provided on at least 0.25 ha of the site, to be located appropriately to encourage opportunity for pedestrian and cycle access from existing residential areas on Ellesmere Road;</p> <p>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);</p> <p>Development will create and enhance pedestrian and cycle links within and through the site, utilizing the site's proximity to the town centre;</p> <p>Green infrastructure corridors will be expected to form an intrinsic component of this development, contributing to the objectives of the Big Town Plan to improve the town's green network, and which provides enhancements to the Old Riverbed Local Wildlife Site and environmental networks in and around the site;</p> <p>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></p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form;</p> <p>Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area;</p> <p>Local amenity will be protected through acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with Ellesmere Road.</p>	Clarification.	Shropshire Council. A0124. A0482.

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			<p>Sustainable drainage and flood risk mitigation measures will be incorporated into the site. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network.</p>		
MM116	Pages 276-277	Policy S16.1 Schedule S16.1(ii) Site Allocation SHR166 Development Guidelines	<p>This site will be developed as a key gateway employment site for Shrewsbury of strategic importance, contributing towards the economic growth aspirations of the region. It will benefit from and maximise the potential of its location on the Shrewsbury – Telford – Wolverhampton corridor, and seek to deliver a range of commercial benefits, including the delivery of good quality employment space, but also utilizing strategic opportunities to support enhancements to public transport infrastructure. 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 <u>Policy SP11</u> Policies SP12 and SP13. 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). The potential to achieve enhanced connectivity to the rail network will be fully explored and any viable opportunities identified will be implemented. Development will create and enhance pedestrian and cycle links within and through the site and implement appropriate links from the site into the town. An odour assessment will be required to assess any impact from the Monkmoor Waste Water Treatment Plant on the development (as evidenced in the Shropshire Water Cycle Study) and to suggest any mitigation measures. A heritage assessment will be required to inform the site's layout and massing, and the site must be read in <u>in</u> the context of its location within the settings <u>setting of a number of designated heritage assets on</u> Haughmond Hill, including and Queen Eleanor's Eleanor's Bower ringwork, both Scheduled Monument <u>Monuments</u>. <u>A masterplan should be prepared to guide the design of development, including building height and materials, based on the outcome of this heritage assessment.</u> The heritage assessment will also address any impact on non-designated archaeology potentially on site. <u>Any loss of, or harm to, non-designated archaeological features will be mitigated by a comprehensive excavation of the site prior to the commencement of development, the results of which should be made publicly accessible.</u> Key Green infrastructure corridors will be enhanced, including the River Severn and the environmental networks on and around the site. Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network. Green Infrastructure provision will include sustainable planting of native species and large native trees to integrate the site into the landscape. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise both from and into the site.</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes. Clarification.	Planning Inspectors Interim Findings. Shropshire Council. A0348. A0482.
MM117	Pages 277-278	Policy S16.1 Explanation	<p>Explanation 5.220. <u>5.225.</u> Shrewsbury will continue to act as the County's Strategic Centre, and the ambitions for its growth reflect this. However, this role is not purely about growth; it's about how the town creates and enhances its green spaces, transport infrastructure, environment and community facilities amongst other things. At the heart of this is the delivery of the objectives of the Big Town Plan; a visionary urban design document which has established a compelling and challenging shared vision and development framework for the town. The adopted Big Town Plan is supported by a series of master-planning documents, focussing on specific locations in and around the edge of the town centre, as well as a strategic transport and movement framework. The Big Town Plan and its associated documents are a significant material factor in the proposed strategy for the town to 2038, and will be considerations in decision making. 5.221. <u>5.226.</u> The strategy provides a number of large-scale allocations to deliver a range of development. These allocations utilise opportunities on the periphery of the town presented by the natural boundary of the A5, but also seeks to balance this with windfall proposals within and on the edge of the town centre, in particular as part of town centre regeneration proposals which seek to enable a successful transition from a 'retail led' town centre. 5.222. <u>5.227.</u> The creation of green infrastructure links is an important consideration for the town, but there is also a need to maintain</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>existing good quality open space and recreation provision, especially where this provision provides a ‘green lung’ to an otherwise urban character. In doing so the priority for the delivery of residential windfall development is on brownfield sites within and on the edge of the town centre, served by good quality pedestrian and cycle links.</p> <p>5-223-5.228. Significant new development is proposed both north and south of Mytton Oak Road to the west of the town. It is expected that these proposals, whilst coming forward separately in line with the guidelines proposed in Schedule S16.1(i), will provide a coordinated approach to development, especially in supporting improvements to the town’s green infrastructure provision in association with Policy DP15-DP14, and to ensure improvements to the local highway network take account of the cumulative impact of development.</p> <p>5-224-5.229. A key feature of the development proposals is the requirement for the applicant to undertake to undertake further master-planning work to support their respective schemes. This reflects the strategic nature of many of the allocations and the importance of ensuring a sustainable approach, which captures amongst other things the importance of land equalisation agreements (where required), good and consistent design, good quality open space, the relationship between different land uses and appropriate provision and financial contribution towards infrastructure. The timely provision of infrastructure is particularly important and masterplans will be required to establish an appropriate phasing plan showing delivery of necessary on-site services and facilities, as well as any other infrastructure provision, including where this will need to be delivered by other parties. In line with Policy DP26-DP25, the priority of the Community Infrastructure Levy (CIL) funds derived from individual schemes will be to support the delivery of the scheme, which includes contributions to both local and strategic road improvements, where required. Where it is considered the CIL is insufficient to fund all necessary improvements, additional developer contributions will be required.</p> <p>5-225-5.230. 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 SP13-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 <u>Policy SP11</u> policies SP12 and SP13.</p> <p>5-226-5.231. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Shrewsbury, which will contribute towards the delivery of the town’s residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p>																								
MM118	Page 279	Policy S16.2	<p>S16.2. Community Hubs: Shrewsbury Place Plan Area</p> <p>1. Within the Shrewsbury Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:</p> <table border="0" data-bbox="804 1507 1780 1858"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Baschurch</td> <td>Around 360 dwellings</td> </tr> <tr> <td>Bayston Hill</td> <td>Around 200 dwellings</td> </tr> <tr> <td>Bicton</td> <td>Around 30 dwellings</td> </tr> <tr> <td>Bomere Heath</td> <td>Around 110 dwellings</td> </tr> <tr> <td>Cross Houses</td> <td>Around 90 dwellings</td> </tr> <tr> <td>Dorrington</td> <td>Around 150 dwellings</td> </tr> <tr> <td>Ford</td> <td>Around 125 dwellings</td> </tr> <tr> <td>Hanwood</td> <td>Around 50 dwellings</td> </tr> <tr> <td>Longden</td> <td>Around 50 dwellings</td> </tr> <tr> <td>Nesscliffe</td> <td>Around 115 dwellings</td> </tr> </table> <p>2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or</p>	Community Hub Settlements	Residential Guideline	Baschurch	Around 360 dwellings	Bayston Hill	Around 200 dwellings	Bicton	Around 30 dwellings	Bomere Heath	Around 110 dwellings	Cross Houses	Around 90 dwellings	Dorrington	Around 150 dwellings	Ford	Around 125 dwellings	Hanwood	Around 50 dwellings	Longden	Around 50 dwellings	Nesscliffe	Around 115 dwellings	Clarification. Reflecting wider changes.	Shropshire Council.
Community Hub Settlements	Residential Guideline																										
Baschurch	Around 360 dwellings																										
Bayston Hill	Around 200 dwellings																										
Bicton	Around 30 dwellings																										
Bomere Heath	Around 110 dwellings																										
Cross Houses	Around 90 dwellings																										
Dorrington	Around 150 dwellings																										
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			<p>mixed-use allocations; any identified Local Plan residential allocations; any residential development allocated within a Neighbourhood Plan; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S16.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.</p> <p>5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> <p>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 DP12, 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 <u>Policies DP13</u> Policies DP12, DP15 DP14 and DP16 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 <u>Policies DP13</u> Policies DP12, DP15 DP14 and DP16 DP15. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p>		
MM119	Pages 280-281	Policy S16.2 Schedule S16.2(i) Site Allocation BAY039 Development Guidelines	<p>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).</p> <p>A review of traffic speeds along Lyth Hill Road will be undertaken and any necessary interventions implemented.</p> <p>A footpath will be provided along the sites eastern road frontage and continue up to Grove Lane.</p> <p>Strong and significant natural site boundaries will be provided and green infrastructure corridors, including effective native planting, will form an intrinsic component of this development. The watercourse running along the sites northern boundary will be appropriately buffered and form a green infrastructure east-west corridor. The main hedgerow within the site will form the focus for a north-south green infrastructure corridor.</p> <p>Trees and hedgerows on the site will be retained and enhanced and if possible, the watercourse will be de-culverted.</p> <p>A central green space/pocket park suitable for recreational use by residents and connected to the green links will be provided.</p> <p>The site will incorporate appropriate sustainable drainage and attenuation ponds, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0482.
MM120	Pages 282-283	Policy S16.2 Schedule S16.2(i) Site Allocation BOM020 Development Guidelines	<p>This site represents Phase 2 of the development and will follow on from Phase 1 (BOM019).</p> <p>An appropriate highway access will be provided, if appropriate, this may be via the Phase 1 development (BOM019). Any other necessary highway improvements undertaken including the extension of the 30mph zone and other relevant traffic calming measures.</p> <p>The pedestrian footpath from the services in the village will be extended to the site.</p> <p>Existing trees, hedgerows and priority habitats will be retained and enhanced.</p> <p>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></p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0124.

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MM121	Pages 283-284	Policy S16.2 Schedule S16.2(i) Site Allocation FRD011 Development Guidelines	<p>FRD011 will be developed in its entirety and will deliver a lower density development to satisfy the settlement housing guideline and provide infrastructure improvements to the benefit of the local community.</p> <p>Highway infrastructure improvements to address the capacity of the A458 ghost island right turning lane, create a suitable access on But Lane as a gateway feature to the village, the access positioned on the north end of this boundary (west) to avoid conflict with traffic movements along But Lane and into/from the A458 junction, remove the traffic calming measures around the school and replace with school parking and dropping off point within FRD011, extend pedestrian and cycling links from the existing networks to include the existing footpath (PROW) through FRD011 linking the A458 to Quail Ridge. An improved access across the A458 to the services on the south side should also be considered.</p> <p>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).</p> <p>Protect existing mature trees and hedgerows particularly around the new highway access on But Lane with compensatory planting to replace any removal of the existing. Landscaping to enclose the development from Quail Ridge and adjacent countryside (east) to protect the amenity of existing and new residents.</p> <p>Separation distances, layout, dwelling orientation, acoustic design/materials and green infrastructure to enclose the southern edge of the village will manage noise from the A458. Traffic volume increases may require a Habitats Regulations Assessment of impacts on the distant Hencott Pool Ramsar site.</p> <p>Relevant supporting studies should be undertaken particularly transport assessments, heritage assessment with particular focus on potential archaeology, ecology, tree and hedgerow surveys, surface water flood risk and drainage. Recommendations to be clearly reflected in the development scheme.</p>	Clarification.	Shropshire Council. A0482.
MM122	Page 294	Policy S17.2-S17.4 Explanation	<p>Explanation</p> <p>5.245. 5.250. There are three Community Hubs within the Wem Place Plan Area, these are Clive, Hadnall and Shawbury.</p> <p>5.246. 5.251. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.</p> <p>5.247. 5.252. Clive is a moderately sized village situated to the south of Wem off the A49 and B5476. The village has a linear character running east/west, although the majority of existing housing is located to the south-west of the village. Development within the village will meet local needs and primarily be delivered through the Local Plan allocation, which will also provide additional car parking and cycle storage facilities to reduce the level of on-street parking and enhancement of pedestrian linkages between the site and the existing facilities on the High Street and Clive Primary School.</p> <p>5.248. 5.253. Hadnall is a moderately sized village situated to the south of Wem. Due to its relatively close proximity the village also has a strong relationship with Shrewsbury. The village has seen development either side of the A49, which has contributed to the village's linear character. Development within the village will meet local needs and primarily consist of current commitments and the Local Plan allocation.</p> <p>5.249. 5.254. Shawbury is a large village situated to the south off the A53. The natural centre of the village is at the junction of the B5063/A53/Church Street, where the majority of services are provided. Development within the village will meet local needs and primarily be delivered on current commitments and the Local Plan allocation, which represents an extension to the saved SAMDev residential allocation which will provide vehicular access to the site.</p> <p>5.250. 5.255. RAF Shawbury is <u>an important defence establishment, training students from across the UK Armed Services and international partners</u> a key Royal Airforce Training Facility, adjoining Shawbury village's north-western development boundary. <u>Sales information for new development</u> Development in Shawbury village and within designated MOD safeguarding zones for this facility should <u>specify that</u> ensure future occupiers are aware that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</p> <p>5.251. 5.256. Planned development in these Community Hubs will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP7-SP8 (Community Hubs) and other relevant policies of this Local Plan.</p> <p>5.252. 5.257. Three Community Clusters have been identified within the Wem Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within these Community Clusters will be managed in accordance with Policy SP8-SP9 (Community Clusters). New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.253. 5.258. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP9-SP10, other relevant policies within this Local Plan and national policies.</p>	Clarification. Reflecting wider changes.	Shropshire Council. A0600.

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MM123	Page 300	Policy S18.2 Schedule S18.2(i) Site Allocation PPW025 Development Guidelines	<p>The site will include a mix of dwelling types to reflect local housing needs, including bungalows.</p> <p>An appropriate highway access will be provided from Whitchurch Road. All other necessary highway improvements, including a review of the existing speed limit and traffic calming measures, will be undertaken.</p> <p>Mature trees, hedgerows and priority habitats will be retained and enhanced. Open space and play facilities will be provided on the site.</p> <p>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></p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from the road to the east of the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in flood zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	Clarification.	Shropshire Council. A0348.
MM124	Pages 302-303	Policy S19	<p>S19. Strategic Settlement: Clive Barracks, Tern Hill</p> <p>1. Following the relocation of its main occupiers, Clive Barracks, Tern Hill will be redeveloped to form a new <u>Strategic Settlement</u> strategic settlement which will contribute towards strategic growth aspirations in the north-east of the County. This predominantly brownfield site is around 72ha and consists of numerous military and ancillary buildings, areas of hardstanding and extensive green infrastructure. The location and extent of the site are identified on the Policies Map.</p> <p>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 750 dwellings, around 6ha of employment land and extensive green infrastructure.</p> <p>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 considerations</u>. The masterplan, <u>phasing strategy</u> and resultant redevelopment will comply with the following site guidelines:</p> <p>a. The quantity, <u>and</u> quality, 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.</p> <p>b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>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, <u>As</u> 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>.</p> <p>d. Green infrastructure provision <u>and open space</u> will be of an appropriate quantity and quality. Its location will integrate and enhance key green infrastructure corridors and networks <u>and areas of public open space</u> on and around the site. <u>In accordance with Policy DP16, 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></p> <p>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.</p> <p>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.</p> <p>g. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed primary school and local centre. This will include enhancement of an underpass of the A41, to ensure pedestrian and cycle connectivity between the</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0124. A0482.

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			<p>north-eastern and south-western portions of the site.</p> <p>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></p> <p>i. Site design and layout, dimensions of new structures and materials used will ensure development of the site does not impede on the operation of the airfield and associated transmitter/receiver facilities at the adjacent Ministry of Defence site.</p> <p>j. Any contaminated land on the site will be appropriately <u>remediated and</u> managed.</p> <p>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></p> <p>l. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.</p> <p>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.</p>		
MM125	Page 303	Policy S19 Explanation	<p>Explanation</p> <p>6.2. Clive Barracks, Tern Hill is a 72ha military site located near Market Drayton. The site is currently home to the 1st (Regular) Battalion of the Royal Irish Regiment. However, in March 2016 the Ministry of Defence (MOD) announced plans to relocate the regiment and dispose of the Barracks for redevelopment.</p> <p>6.3. The Economic Growth Strategy for Shropshire identifies an objective to prioritise investment in strategic locations and growth zones along strategic corridors utilising existing road and rail connections.</p> <p>6.4. Clive Barracks, Tern Hill is located on the A41, a strategic corridor within the Economic Growth Strategy for Shropshire. As such appropriate redevelopment of the site following the relocation of the main occupiers and uses will contribute towards achieving the aspirations of the Economic Growth Strategy. Importantly redevelopment of this site will also contribute towards achieving the housing and employment needs of Shropshire and allow the effective re-use of a predominantly brownfield site.</p> <p>6.5. The mixed-use redevelopment of Clive Barracks, Tern Hill to form a new <u>Strategic Settlement</u> strategic settlement will contribute to growth aspirations in the north-east of the County by providing:</p> <p>a. Economic opportunities through the provision of local employment opportunities.</p> <p>b. Social and environmental opportunities resulting from the provision of additional new homes, local services and facilities, extensive green infrastructure and provision of a modern purpose-built school to replace existing facilities.</p> <p><u>6.6. 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>6.7. 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-SP6, DP1-DP4, DP12, DP13, DP15-DP24, DP26, DP28 and DP29.</u></p> <p><u>6.8. 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 SP4-SP6 and DP1-DP4.</u></p> <p><u>6.9. 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>6.10. 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</u></p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p><u>employment development, this is defined within relevant policies of the Local Plan, including SP3-SP5, SP11, SP12, DP12, DP13, DP15-DP24, DP26, DP28 and DP29.</u></p> <p><u>6.11. 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 SP11-SP12.</u></p> <p><u>6.12. 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>6.13. 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>6.14. 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 DP15-DP18.</u></p> <p><u>6.15. 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 DP26 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>6.16. 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>6.17. 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 DP29 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> <p><u>6.18. 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 DP19 and will be considered through the planning application process.</u></p> <p><u>6.19. 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>6.20. 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 DP19 and will be considered during the planning application process.</u></p> <p><u>6.21. Contaminated land is also an important consideration on this site, given the past defence uses that have taken place.</u></p>		

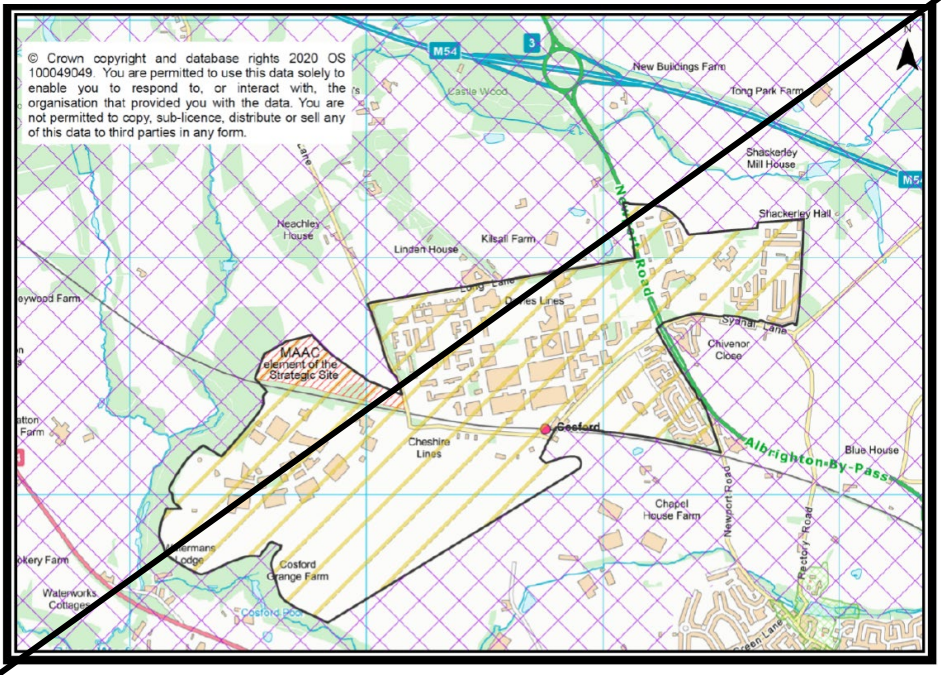
Main Modification Reference	Page	Submission Draft Shropshire Local Plan Policy / Explanation	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u> and explanations provided within <i>Italics</i>	Reason(s)	Source(s)
			<p><u>Paragraph 3j of this policy 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 DP19 and will be considered during the planning application process.</u></p> <p><u>6.22. Paragraph 3q 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, DP26 and DP29.</u></p> <p><u>6.23. 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>6.24. 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> <p><u>6.25. 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>6.26. 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 DP13 and DP15-DP17.</u></p> <p><u>6.27. 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 DP13 and DP15-DP17.</u></p> <p><u>6.28. 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 DP24.</u></p> <p><u>6.29. 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 DP23.</u></p> <p><u>6.30. 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 DP22 of the Local Plan.</u></p> <p>6.6. <u>6.31.</u> Any redevelopment of the site must positively respond to the constraints and opportunities that such a site represents, the identified guidelines alongside the other relevant Policies of this Local Plan provide certainty that the Final Masterplan and resultant redevelopment will do so.</p>		
MM126	Pages 304-305	Policy S20	<p>S20. Strategic Settlement: Former Ironbridge Power Station</p> <p>1. The Former Ironbridge Power Station site will be remediated and redeveloped to form a new strategic settlement which will contribute towards strategic growth aspirations in the east of the County. The part brownfield site is around 140ha and consists of the former Power Stations, associated uses and agricultural land. The location and extent of the site are identified on the Policies Map.</p> <p>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 <u>1,075</u> 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></p> <p>3. To inform this redevelopment, a comprehensive masterplan will be prepared for the site and then adopted by Shropshire Council. The masterplan and resultant redevelopment will comply with the following site guidelines:</p> <p>a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities,</p>	Responds to Planning Inspectors Interim Findings. Reflecting wider changes.	Planning Inspectors Interim Findings. Shropshire Council. A0124. A0482.

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			<p>identified local needs and relevant policies of this Local Plan.</p> <p>b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c. The village centre will comprise of an appropriate range of commercial uses to serve the new settlements community. As the local centre will ensure future occupiers of the site benefit from access to local facilities, its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>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 DP16, 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></p> <p>e. Appropriate community facilities and buildings will be provided on the site, such as a community hall, art gallery and heritage centre. 2ha of land will be provided for a primary school to serve the needs of the new community on the site. If required by the relevant CCGs, a medical centre will also be provided on the site. These facilities and buildings will tap-into the heritage of the site.</p> <p>f. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access/egress points will be provided. If current access/egress points to the site are retained, they may need to be upgraded to ghost island right turn and/or roundabout junctions, as determined through appropriate modelling and engagement.</p> <p>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).</p> <p>h. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed nursery, primary school and village centre.</p> <p>i. Site design and layout will be high-quality, reflecting and respecting the sites proximity to the Shropshire Hills Area of Outstanding Natural Beauty and minimising landscape and visual impact. This is particularly important to the development of the greenfield elements of the site.</p> <p>j. The high-quality design and layout of the site will also reflect and respect the sites heritage, heritage assets on the site and its relationship with heritage assets within the wider area, including the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and Listed Buildings.</p> <p>k. The Grade II listed Albert Edward railway bridge on the sites boundary and buildings and structures associated with the Ironbridge A interwar power station will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>l. Natural environment assets on and in proximity of the site, including Buildwas Sand Quarry Site of Special Scientific Interest (SSSI), Local Wildlife Site and Local Geological Site, Buildwas River Section SSSI, Tick Wood and Benthall Edge SSSI, three areas of ancient woodland, other Local Wildlife Sites and any priority habitats will be retained and appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>m. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise associated with retained National Grid and Western Power Distribution substations and equipment and nearby roads.</p> <p>n. A sustainable juxtaposition will be created between built form and trees. Where possible trees and woodland should be incorporated into areas of open space and planting should occur to connect to / expand adjoining wooded areas.</p> <p>o. The site supports a large population of Great Crested Newts; bat roosts and is likely home to other protected species. Appropriate assessment and provision on the site will be required for these species.</p> <p>p. Any contaminated land on the site will be appropriately managed.</p> <p>q. Mineral extraction opportunities associated with the site will be investigated and where appropriate extraction works undertaken.</p> <p>r. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. 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.</p>		
MM252	Page 307	Chapter 7. Strategic Site Policy	<p>7. Strategic Site Policy</p> <p>7.1. This section of the Local Plan contains the policy relating to the Strategic Site at RAF Cosford.</p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings.

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					Shropshire Council.
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 224ha 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 Midland 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> <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.</p>	Responds to Planning Inspectors Interim Findings.	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>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>		
MM254	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> <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</p>	Responds to Planning Inspectors Interim Findings	Planning Inspectors Interim Findings. Shropshire Council.

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			<p>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> <p>7.17. This site is ideally located for the MAAC headquarters and associated facilities as:</p> <ul style="list-style-type: none"> a. It is of sufficient size and free from overhead obstructions; b. It is outside of major residential areas; c. It is within appropriate flight times of the region covered by the facility; d. It benefits from good access to the major road network needed by the critical care paramedic vehicle / rapid response vehicles; e. It has good access to public transport links for staff and visitors; f. The airspace / routes surrounding the site are sufficiently free to allow for the unfettered operation of the helicopters; g. It has a pre-existing controlled and understood air space through which the Charity is used to flying; and h. The site offers the benefits of co-location with other users of the RAF Cosford Strategic Site. <p>7.18. Identification of RAF Cosford as a Strategic Site inset within the Green Belt enables these numerous and complementary development opportunities. In turn, these development opportunities will complement and facilitate delivery of the Economic Growth Strategy for Shropshire and the objectives of this Local Plan.</p> <p>7.19. Specifically, the Economic Growth Strategy for Shropshire seeks to prioritise investment in strategic locations and growth zones along strategic corridors. The M54 corridor upon which RAF Cosford is located is one such strategic corridor. Whilst the intensification and further development of the RAF Cosford Strategic Site is for military and non-profit making uses, they will complement and facilitate investment on this strategic corridor. For instance, the RAF Cosford Strategic Site will provide education opportunities, access to a skilled workforce, opportunities for the co-location of supply chain and opportunities for complementary employment offer. In this way, development of the Strategic Site will also contribute towards meeting the objectives of the Local Plan, complementing and facilitating economic growth aspirations in the east of the County.</p> <p>7.20. Identification of RAF Cosford as a Strategic Site and as such facilitating its further development, also increases the long-term sustainability of the site, ensuring its continued use as a MOD facility.</p>		

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MM255	Page 310	Policy S21 Explanation Figure S21.1	<p>Figure S21.1: Location of the Midlands Air Ambulance Charity (MAAC) Element of the Strategic Site within the RAF Cosford Strategic Site</p> 	Responds to Planning Inspectors Interim Findings	Planning Inspectors Interim Findings. Shropshire Council.
MM256	Page 316	Appendix 2	<p>Appendix 2: Status of Site Allocations and Management of Development (SAMDev) Plan Allocations</p> <p>A2.1. The following table summarises the status of the allocations within the Site Allocations and Management of Development (SAMDev) Plan.</p> <p>A2.2. 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> <p>A2.3. Where a SAMDev Plan allocation is 'deleted' it will no longer form part of the Local Plan for Shropshire. Sites are only 'deleted' where they were fully built-out as at 31st March <u>2023</u>-2049 or there is evidence demonstrating that the site is not and will <u>not</u> during the Local Plan period become deliverable.</p>	Clarification. Update.	Shropshire Council.
MM257	Pages 316-323	Appendix 2 Schedule A2	See Sub-Schedule 1.	Clarification. Update.	Shropshire Council.
MM258	Pages 324-332	Appendix 3 Schedule A3	See Sub-Schedule 2.	Responds to Planning Inspectors Interim Findings	Planning Inspectors Interim Findings. Shropshire Council.
MM259	Pages 333-344	Appendix 4 Schedule A4	See Sub-Schedule 3.	Responds to Planning Inspectors Interim Findings. Responds to Minerals & Waste Hearing Session.	Planning Inspectors Interim Findings. Shropshire Council. Minerals &

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					Waste Hearing (Q59-69).
MM260	Pages 345-348	Appendix 5	<p>Appendix 5: Residential Development Guidelines and Residential Supply</p> <p>A5.1. Schedule A5(i) summarises the residential development guidelines for the Strategic Centre, Principal Centres and Key Centres. It also identifies the completions achieved between in 2016/17 <u>and 2022/23</u>, 2017/18 and 2018/19 and the various forms of commitments available <u>at 31st March 2023</u> to <u>contribute to the achievement of</u> achieve the identified residential development guidelines.</p> <p>A5.2. This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.</p> <p>A5.3. Schedule A5(ii) summarises the residential development guidelines for the Community Hubs. It also identifies the completions achieved between in 2016/17 <u>and 2022/23</u>, 2017/18 and 2018/19 and the various forms of commitments available <u>at 31st March 2023</u> to <u>contribute to the achievement of</u> achieve the identified residential development guidelines.</p> <p>A5.4. This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.</p> <p>A5.5. Within the rural area beyond Community Hubs (including Community Clusters) 2,069-929 completions were achieved in total between during 2016/17 <u>and 2022/23</u>, 2017/18 and 2018/19; there were 1,564-2,078 dwellings committed on sites with Planning Permission or Prior Approval (as at 31st March 2023-2019) and 107-62 dwellings committed on saved SAMDev Plan allocations without Planning Permission as (at 31st March 2023) 2019.</p> <p>A5.6. Schedule A5(iii) summarises the residential development guidelines for Strategic Settlements. This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.</p>	Update to reflect most recent data.	Shropshire Council.
MM261	Page 345	Appendix 5 Schedule A5(i)	See Sub-Schedule 4.	Responds to Planning Inspectors Interim Findings. Update to reflect most recent data.	Planning Inspectors Interim Findings. Shropshire Council.
MM262	Pages 346-347	Appendix 5 Schedule A5(ii)	See Sub-Schedule 5.	Responds to Planning Inspectors Interim Findings. Consistency. Update to reflect most recent data.	Planning Inspectors Interim Findings. Shropshire Council. A0605.
MM263	Page 348	Appendix 5 Schedule A5(iii)	See Sub-Schedule 6.	Responds to Planning Inspectors Interim Findings. Correction. Update to reflect most recent data.	Planning Inspectors Interim Findings. Shropshire Council.
MM264	Page 349	Appendix 6	<p>Appendix 6: Employment Development Guidelines and Employment Land Supply</p> <p>A6.1. 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> <p>A6.2. This information will be reviewed annually through the Authority Monitoring Report.</p>	Responds to Planning Inspectors Interim Findings.	ID29 Response / Minerals & Waste Hearing (Q80). Shropshire Council.

Main Modification Reference	Page	Submission Draft Shropshire Local Plan Policy / Explanation	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u> and explanations provided within <i>Italics</i>	Reason(s)	Source(s)
MM265	Pages 352-359	Appendix 7 Schedule A7	See Sub-Schedule 7.	Responds to Planning Inspectors Interim Findings. Correction.	Planning Inspectors Interim Findings. Shropshire Council.
MM266	Page 359	New Appendix 8	<p><u>Appendix 8: Existing Permitted Quarries in Shropshire</u></p> <p><u>A8.1 Schedule A8 identifies the active quarries within Shropshire (at 31st March 2023). This list of active quarries will be kept up to date within the Council's Authority Monitoring Report (AMR).</u></p>	Responds to Minerals & Waste Hearing Session.	Minerals & Waste Hearing (Q41). Shropshire Council.
MM267	Page 359	New Appendix 8 Schedule A8	See Sub-Schedule 8.	Responds to Minerals & Waste Hearing Session.	Minerals & Waste Hearing (Q41). Shropshire Council.

Main Modification 257: Sub-Schedule 1

Schedule A2: Status of SAMDev Plan Site Allocations							
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 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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S1: Albrighton	Land at White Acres (ALB003)	Albrighton	Albrighton	Residential	Saved	<u>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.</u>	<u>20 dwellings</u>
S1: Albrighton	Land east of Shaw Lane (ALB002)	Albrighton	Albrighton	Residential	Saved	<u>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.</u>	<u>180 dwellings</u>
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 Deleted		
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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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/BRID020b)	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>
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 Deleted		
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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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 Deleted		
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		
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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S8: Ellesmere	Ellesmere Business Park, Phase 2 (ELR074)	Ellesmere	Ellesmere	Employment	Saved	<u>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.</u>	<u>6.2 hectares of employment land</u>
S8: Ellesmere	Land South of Ellesmere (ELL003b)	Ellesmere	Ellesmere	Leisure / Tourism	Saved	<u>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.</u>	<u>18 hectares of employment land</u>
S8: Ellesmere	Land to the West of Cockshutt (CO002a and CO002b)	Cockshutt	Ellesmere	Residential	Saved	<u>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.</u>	<u>10 dwellings</u>
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	<u>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.</u>	<u>20 dwellings</u>
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	<u>Further extension of the site is subject to Policy and further assessment of the potential impact on nearby heritage assets.</u>	<u>14.1 (1.4 million tonnes)</u>
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	<u>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.</u>	<u>200 dwellings</u>
S10: Ludlow	Land east of Eco Park (LUD034)	Ludlow	Ludlow	Residential	Saved	<u>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.</u>	<u>80 dwellings</u>
S10: Ludlow	Land east of Eco Park (ELR059)	Ludlow	Ludlow	Employment	Saved	<u>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.</u>	<u>2.5 hectares of employment land</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S10: Ludlow	Land south of Sheet Road (ELR058)	Ludlow	Ludlow	Employment	Saved	<u>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.</u>	<u>3.5 hectares of employment land</u>
S10: Ludlow	Onibury Farm (ONBY003)	Onibury	Ludlow	Residential	Saved	<u>Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.</u>	<u>8 dwellings</u>
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 Deleted		
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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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		
S12: Minsterley – Pontesbury	Hall Bank- Pontesbury PBY018/29	Pontesbury	Minsterley and Pontesbury	Mixed-use	Saved Deleted		
S12: Minsterley – Pontesbury	Land off Minsterley Road- Pontesbury PBY019	Pontesbury	Minsterley and Pontesbury	Residential	Saved Deleted		
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, i 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>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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>
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 Deleted		
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>

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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		
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 Deleted		
S15: Shifnal	Land north of Wolverhampton Road (SHI006-a)	Shifnal	Shifnal	Residential	Saved Deleted		
S15: Shifnal	Land between Lawton Road and Lamledge Lane (SHI004/c)	Shifnal	Shifnal	Employment	Deleted		

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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>
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 Deleted		

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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>
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>

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 – 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 Deleted		
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 Deleted		
S16: Shrewsbury	Land off Forge Way, Dorrington (DOR004)	Dorrington	Shrewsbury	Residential	Saved Deleted		
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>

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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>
S16: Shrewsbury	Land east of the Shrewsbury Road, Condover (CON005)	Condover	Shrewsbury	Residential	Saved Deleted		
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</u> <u>(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		

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
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>
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. 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 Deleted		
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. 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>

Main Modification 258: Sub-Schedule 2

Schedule A3: Key Evidence Informing Local Plan Policies		
Policy Reference	Policy Name	Key Evidence
Strategic Policies		
SP1	Shropshire Test	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shrewsbury Big Town Plan (2018). 4. West Midlands Design Charter (2020).
SP2	Strategic Approach	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Local Housing Need Assessment (2020). 4. Shropshire Strategic Housing Market Assessment (2020). 5. Shropshire Economic Growth Strategy (2017-2021). 6. Shropshire Economic Development Needs Assessment (2020). 7. Shropshire Retail Study (2020). 8. Shropshire Hierarchy of Settlements Assessment (2020). 9. Draft Shropshire Housing Strategy. 10. Shrewsbury Big Town Plan (2018). 11. Shropshire Strategic Land Availability Assessment (2018). 12. Shropshire Five Year Housing Land Supply Statement. 13. Shropshire Authority Monitoring Report. 14. Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plans.
SP3	Climate Change	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Draft Shropshire Climate Change Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
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.
SP5 SP4	High Quality Design	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shrewsbury Big Town Plan (2018). 4. West Midlands Design Charter (2020).
SP6 SP5	Health and Wellbeing	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Health and Wellbeing Strategy 2016-2021.
SP7 SP6	Managing Housing Development	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. West Midlands Design Charter (2020).
SP8 SP7	Managing Development in Community Hubs	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. The Hierarchy of Settlements (2020). 4. Community Led Plans. 5. Place Plans.

Policy Reference	Policy Name	Key Evidence
SP9 SP8	Managing Development in Community Clusters	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Community Led Plans. 4. Place Plans.
SP10 SP9	Managing Development in the Countryside	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Shropshire Local Housing Need Assessment (2020). 5. Shropshire Economic Development Needs Assessment (2020). 6. Shropshire Economic Growth Strategy (2017-2021). 7. Shropshire Historic Farmsteads Characterisation Project (2010).
SP14 SP10	Green Belt	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Green Belt Assessment (2017). 4. Shropshire Green Belt Review: Stage 2 (2018). 5. Shropshire Hierarchy of Settlements Assessment (2020).
SP12	Shropshire 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)
SP13 SP11	Delivering Sustainable Economic Growth and Enterprise	<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 2020 – 2025 5. Shropshire Economic Development Needs Assessment (2020) 6. Shropshire Employment Land Review (2019) 7. Shropshire Strategic Sites and Employment areas Assessment (2014): <ol style="list-style-type: none"> a. Phase 1 – Shrewsbury b. Phase 2 – Market Towns and Key Centres
SP14 SP12	Strategic Corridors	<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 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. Shropshire Employment Land Review (2019) M54 Growth Corridor – Strategic Options Study (2019)

Policy Reference	Policy Name	Key Evidence
SP15SP13	Whole Estate Plans	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Estate Plans prepared and in preparation across Shropshire.
SP16SP14	Strategic Planning for Minerals	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008). 4. Coal Authority Resource Plan. 5. Strategic Stone Study Database. 6. Minerals Technical Background Report (Shropshire Council 2020).
SP17SP15	Waste Management Infrastructure	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
Development Management Policies		
DP1	Residential Mix	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys. 7. MHCLG (2015), Technical housing standards – nationally described space standard. 8. Building Regulations (2016), Part M - Access to and use of Buildings. 9. MHCLG (2015), Guide to Available Disability Data. 10. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP2	<u>Housing Provision for Older People and those with Disabilities and Special Needs</u>	<ol style="list-style-type: none"> <u>1. Local Plan Additional Sustainability Assessment (2023).</u> <u>2. Local Plan Habitats Regulations Assessment (2020).</u> <u>3. Shropshire Strategic Housing Market Assessment (2020).</u> <u>4. Shropshire Housing Strategy.</u> <u>5. Adult Social Care Strategy (2018) / People's Strategy (in development).</u> <u>6. Dementia Friendly Housing Guide.</u>
DP3DP2	Self-Build and Custom Build Housing	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. The Self-Build Register.
DP4DP3	Affordable Housing Provision	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys. 7. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP5DP4	Affordable Exception Schemes	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.

Policy Reference	Policy Name	Key Evidence
<u>DP6</u> DP5	Entry-Level Exception Housing	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
<u>DP7</u> DP6	Single Plot Exception Schemes	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
<u>DP8</u> DP7	Cross Subsidy Exception Schemes	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
<u>DP9</u> DP8	Gypsy and Traveller Accommodation	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Gypsy and Traveller Accommodation Assessment (2017). 4. Gypsy and Traveller Accommodation Assessment Update (2019). 5. Shropshire Strategic Housing Market Assessment (2020).
<u>DP10</u> DP9	Managing and Supporting Town Centres	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020) 3. Shropshire Town Centres Study (2020)
<u>DP11</u> DP10	Tourism, Culture and Leisure	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Government Tourism Policy – DCMS (2011). 4. The Shropshire Tourism Economic Impact Assessment Report 2011 (2013). 5. The North Shropshire and Oswestry Visitor Economy Strategy (2012). 6. The Shrewsbury Visitor Economy Strategy (2011). 7. The Sustainable Tourism Strategy for Ludlow and the Shropshire Hills (2011). 8. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership). 9. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated). 10. T CPA Policy Advice Note: Inland Waterways (2009). 11. Village and Town Plans.
<u>DP12</u> DP11	Minimising Carbon Emissions	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Draft Shropshire Climate Change Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
<u>DP13</u> DP12	Conserving and Enhancing the Natural Environment	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Hills AONB Management Plan 2019 -2024 and subsequent updates (AONB Partnership). 4. Shropshire Ecological Data Network. 5. Shropshire Environmental Network and Guidance. 6. Shropshire Local Plan Delivery and Viability Assessment (2020).
<u>DP14</u> DP13	Development in the River Clun Catchment	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020).
<u>DP15</u> DP14	Green Infrastructure	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020).

Policy Reference	Policy Name	Key Evidence
		<ul style="list-style-type: none"> 3. Shropshire Green Infrastructure Strategy (2020). 4. Shropshire Environmental Network and Guidance. 5. Shropshire Open Space Needs Assessment (2019). 6. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP16 DP15	Open Space Provision	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Open Space Needs Assessment (2019). 4. Shropshire Green infrastructure Strategy (2020). 5. Shropshire Playing Pitch and Open Space Strategy (2020 and subsequent updates). 6. Shropshire Leisure Facilities Strategy (2020 and subsequent updates) 7. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP17 DP16	Landscaping of New Development	<ul 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).
DP18 DP17	Landscape and Visual Amenity	<ul 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 Landscape Character Assessment. 5. Shropshire Historic Landscape Characterisation.
DP19 DP18	Pollution and Public Amenity	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020).
DP20 DP19	Water Resources and Water Quality	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 5. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP21 DP20	Water Efficiency	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP22 DP21	Flood Risk	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP23 DP22	Sustainable Drainage Systems	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP24 DP23	Conserving and Enhancing the Historic Environment	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020) 3. Shropshire Historic Environment Record. 4. Shropshire Historic Landscape Characterisation Project. 5. Shropshire Historic Farmsteads Characterisation Project. 6. Ironbridge Gorge World Heritage Site Management Plan. 7. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership).
DP25 DP24	Shropshire Hills AONB	<ul style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership).

Policy Reference	Policy Name	Key Evidence
<u>DP26</u> DP25	Infrastructure Provision	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Leisure Facilities Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
<u>DP27</u> DP26	Strategic, Renewable and Low Carbon Infrastructure	<ol style="list-style-type: none"> 1. The Strategic Infrastructure and Investment LDF Implementation Plan for Shropshire. 2. Shropshire Place Plans. 3. Shropshire Landscape Character Assessment and Historic Landscape Characterisation. 4. Shropshire Landscape Sensitivity Study (2018). 5. Shropshire Hills AONB Management Plan 2019 - 2024 and subsequent updates (AONB Partnership).
<u>DP28</u> DP27	Broadband and Mobile Communication Infrastructure	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. 'Connecting Shropshire' - connectingshropshire.co.uk/ 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
<u>DP29</u> DP28	Communications and Transport	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Provisional Local Transport Plan Strategy 2011 – 2026. 4. LTP evidence base. 5. Shrewsbury North West Relief Road – Outline Business Case (2017). 6. Building Sustainable Transport into New Development (2008) Department for Transport. 7. Shropshire Local Plan Delivery and Viability Assessment (2020).
<u>DP30</u> DP29	Mineral Safeguarding	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008). 4. Coal Authority Resource Plan. 5. Strategic Stone Study Database.
<u>DP31</u> DP30	Sites for Sand and Gravel	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire & Telford Local Aggregates Assessment (2019). 4. West Midlands Aggregates Working Party Annual Report (WMRAWP 2015).
<u>DP32</u> DP31	Managing Development and Operation of Mineral Sites	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Authority Monitoring Report. 4. Shropshire & Telford Local Aggregates Assessment (2019). 5. West Midlands Aggregates Working Party Annual Report (WMRAWP 2015).
<u>DP33</u> DP32	Waste Management Facilities	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
<u>DP34</u> DP33	Landfilling and Landraising	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
Settlement Policies		
S1-S18	Settlement Policies by Place Plan Area	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Local Housing Need Assessment (2020). 4. Shropshire Strategic Housing Market Assessment (2020). 5. Shropshire Economic Growth Strategy (2017-2021). 6. Draft Shropshire Local Economic Growth Strategies. 7. Shropshire Economic Development Needs Assessment (2020). 8. Shropshire Retail Study (2020).

Policy Reference	Policy Name	Key Evidence
		9. Shropshire Hierarchy of Settlements Assessment (2020). 10. Shropshire Housing Strategy (2020). 11. Shrewsbury Big Town Plan (2018). 12. Shropshire Strategic Land Availability Assessment (2018). 13. Shropshire Five Year Housing Land Supply Statement. 14. Shropshire Authority Monitoring Report. 15. Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans. 16. Shropshire Landscape and Sensitivity Study (2018) 17. Shropshire Water Cycle Study (2020). 18. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 19. Shropshire Open Space Needs Assessment (2019). 20. Shropshire Green infrastructure Strategy (2020). 21. Shropshire Playing Pitch and Open Space Strategy (2020). 22. Shropshire Indoor Sports Facilities Strategy. 23. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership). 24. Area of Outstanding Natural Beauty Exceptional Circumstances Statement (2020). 25. Shropshire Green Belt Assessment (2017). 26. Shropshire Green Belt Review (2018). 27. Shropshire Green Belt Exceptional Circumstances Statement (2020). 28. Shropshire Hills Area of Outstanding Natural Beauty Management Plan (2019).
Strategic Settlement Policies		
S19	Clive Barracks, Tern Hill	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.
S20	Former Ironbridge Power Station	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.
Strategic Site Policy		
S21	RAF Cosford	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).

Main Modification 259: Sub-Schedule 3

Schedule A4: Delivery and Monitoring of Local Plan Policies			
Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
Strategic Policies			
SP1	Shropshire Test	1. The development management process through the implementation of the other policies in the Local Plan.	1. Through monitoring of the other policies in the Local Plan. 2. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plans.
SP2	Strategic Approach	1. 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. 2. All elements and scales of the development industry operating in Shropshire. 3. The Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plan process. 4. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional dwellings in the rural area. <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> 3. <u>4.</u> Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 4. <u>5.</u> 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. 5. <u>6.</u> Amount of floorspace developed for employment by type in the rural area. <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> 6. <u>8.</u> Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plans.
SP3	Climate Change	1. The development management process: specifically, the implementation of policies <u>DP12</u> -DP14, <u>DP13</u> -DP12, <u>DP15</u> -DP14, <u>DP16</u> -DP15, <u>DP20</u> -DP19, <u>DP21</u> -DP20, <u>DP22</u> -DP24 and <u>DP23</u> -DP22. 2. Shropshire Climate Change Strategy. 3. Shropshire Tree and Woodland Strategy.	1. Shropshire Climate Change Strategy monitoring process.
SP4	Sustainable Development	1. 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. 2. All elements and scales of the development industry operating in Shropshire.	1. Net additional dwellings in the urban area – Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional dwellings in the rural area. 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. 4. Amount of floorspace developed for employment by type in the rural area.
SP5 <u>SP4</u>	High Quality Design	1. The development management process.	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
SP6 <u>SP5</u>	Health and Wellbeing	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions.
SP7 <u>SP6</u>	Managing Housing Development	1. The development management process.	1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional dwellings in Community Hubs. 3. Net additional dwellings in Community Clusters. 4. Net additional dwellings in the rural area.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
SP8 SP7	Managing Development in Community Hubs	1. Housing Supplementary Planning Document. 2. The development management process. 3. The Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plan process.	1. Net additional dwellings in the rural area. 2. Net additional dwellings in Community Hubs. 3. Amount of floorspace developed for employment by type in the rural area. 4. Amount of floorspace developed for employment by type in Community Hubs. 5. Progress against programmes and projected identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
SP9 SP8	Managing Development in Community Clusters	1. Housing Supplementary Planning Document. 2. The development management process. 3. The Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plan process.	1. Net additional dwellings in the rural area. 2. Net additional dwellings in Community Hubs. 3. Amount of floorspace developed for employment by type in the rural area. 4. Amount of floorspace developed for employment by type in Community Hubs. 5. Progress against programmes and projected identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
SP10 SP9	Managing Development in the Countryside	1. Housing Supplementary Planning Document. 2. The development management process.	1. Net additional dwellings in Countryside. 2. Affordable housing completions in rural areas. 3. Percentage of new and converted dwellings on previously developed land. 4. Amount of floorspace developed for employment by type in the countryside.
SP11 SP10	Green Belt	1. The development management process.	1. Planning consents in the Green Belt, by development type. 2. Affordable housing completions in the Green Belt.
SP12	Shropshire Economic Growth Strategy	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.	1. Business demography profile. 2. Changes to the economic structure of the local economy.
SP13 SP11	Delivering Sustainable Economic Growth and Enterprise	1. The development management process. a. Granting planning permission for sites allocated for employment in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on sites that comply with the Local Plan. 2. Master planning of strategic and local employment areas across the County. 3. Investment to bring forward constrained employment land to the market in partnership with funding bodies.	1. Area and floorspace of Class B development each year by location and type; 2. Area of non-Class B development each year by location and type; 3. Permissions and allocations on employment land by location and type; 4. Change in the employment land supply each year by location for completions, permissions and allocations; 5. Existing employment areas protected under the policy by location and significance of site.
SP14 SP12	Strategic Corridors	1. The development management process. 2. Master planning of strategic and local employment areas across the County. 3. Investment to bring forward constrained employment land to the market in partnership with funding bodies.	1. Monitoring information provided within the AMR
SP15 SP13	Whole Estate Plans	1. The development management process. 2. The Whole Estate Plan process.	1. Number of Whole Estate Plans endorsed by Shropshire Council.
SP16 SP14	Strategic Planning for Minerals	1. The development management process.	1. The production of primary, land won aggregates. 2. Landbank for Sand and Gravel Resources. 3. Landbank for Crushed Rock Resources.
SP17 SP15	Waste Management Infrastructure	1. The development management process. 2. Work with businesses and other council services to raise awareness of the economic and environmental benefits of sustainable waste management.	1. Capacity of new waste management facilities by type and available waste management capacity; 2. Municipal waste management annual performance.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
Development Management Policies			
DP1	Residential Mix	1. The development management process. 2. All elements and scales of the development industry operating in Shropshire.	1. The number of 1, 2, 3, 4 and 5+ bedroom dwellings permitted in Shropshire. 2. The number of older person specific dwellings permitted in Shropshire.
DP2	<u>Housing Provision for Older People and those with Disabilities and Special Needs</u>	<u>1. The development management process.</u> <u>2. All elements and scales of the development industry operating in Shropshire.</u>	<u>1. The number of Planning Permissions granted with conditions relating to M4(2) and M4(3) standards.</u> <u>2. The number of older person specific dwellings permitted in Shropshire.</u>
DP3DP2	Self-Build and Custom Build Housing	1. The development management process. 2. All elements and scales of the development industry operating in Shropshire.	1. The number of individuals or groups on the Self-Build Register. 2. The number of self-build dwellings permitted in Shropshire.
DP4DP3	Affordable Housing Provision	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP5DP4	Affordable Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP6DP5	Entry-Level Exception Housing	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP7DP6	Single Plot Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP8DP7	Cross Subsidy Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP9DP8	Gypsy and Traveller Accommodation	1. The development management process. 2. Direct provision and management by Shropshire Council of sites. 3. Work with Shropshire Council's gypsy liaison team. 4. Cross boundary working with adjoining local authorities.	1. Permissions for gypsy and traveller pitches. 2. Permissions for transit pitches. 3. Permissions for plots for travelling showpeople. 4. Numbers of unauthorised sites and encampments.
DP10DP9	Managing and Supporting Town Centres	1. The development management process. 2. Shrewsbury Big Town Plan.	1. Permissions within the identified Town Centre Boundaries. 2. Monitoring information provided within the AMR.
DP11DP10	Tourism, Culture and Leisure	1. The development management process.	1. The number of holiday use units (both permanent and non-permanent) permitted in Shropshire. 2. Monitoring information provided within the AMR.
DP12DP11	Minimising Carbon Emissions	1. The development management process. 2. Shropshire Climate Change Strategy.	1. Monitoring information provided as part of Shropshire Climate Change Strategy. 2. Changes in estimated per capita emissions (tonnes) of carbon dioxide from 2020 baseline as given by Local Government Association (DECC) http://lginform.local.gov.uk/reports/lgastandard?mod-metric=53&mod-period=3&mod-area=E92000001&mod-group=AllInCountry_England 3. Changes in estimated carbon dioxide emissions per sector from 2020 baseline as given in the Shropshire National Atmospheric Emissions Inventory http://naei.defra.gov.uk/data/local-authority-co2-map 4. Changes in total installed capacity of renewable energy installations by type (kWh) from 2020 baseline as given in Sub-regional Feed In Tariffs Statistics www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
			<p>5. Changes in Percentage share of total renewable energy generated by type from 2020 baseline as given in www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics</p> <p>6. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.</p>
DP13 DP12	Conserving and Enhancing the Natural Environment	<ol style="list-style-type: none"> 1. The development management process. 2. Natural England. 3. Habitat Regulations Assessment. 4. Local Nature Recovery Strategy. 	<ol style="list-style-type: none"> 1. Number of Biodiversity Gain Plans implemented annually. 2. Area of habitat created through Biodiversity Gain Plans annually. 3. Changes in number, area and condition of SSSIs Natural England website from 2020 baseline as given in SSSI reporting: https://designatedsites.naturalengland.org.uk/SearchCounty.aspx 4. Change in the extent of priority habitat and population of key indicator species from 2020 baseline as given by the National Biodiversity Network Gateway https://data.nbn.org.uk/ and Natural England Priority Habitat Inventory https://data.gov.uk/dataset/priority-habitat-inventory-england 5. Changes in the extent of ancient woodland and other woodlands form 2020 baseline as given in the Ancient Woodland Inventory www.magic.gov.uk/ and the National inventory of woodland and trees England www.forestry.gov.uk/fr/hcou-54pg9u 6. Changes in the ENV009 England Biodiversity Indicators from 2020 baseline www.gov.uk/government/statistics/england-biodiversity-indicators
DP14 DP13	Development in the River Clun Catchment	<ol style="list-style-type: none"> 1. The development management process. 2. Natural England. 3. Habitat Regulations Assessment. 	<ol style="list-style-type: none"> 1. Number of permissions granted annually in the Clun Catchment which comply with the Habitat Regulations. 2. Number or permissions refused annually in the Clun Catchment due to non-compliance with the Habitat Regulations. 3. Number, area and condition of SSSIs Natural England website, SSSI reporting: https://designatedsites.naturalengland.org.uk/SearchCounty.aspx
DP15 DP14	Green Infrastructure	<ol style="list-style-type: none"> 1. The development management process. 2. Shropshire Green Infrastructure Strategy. 3. Shropshire Environmental Network Guidance Note. 	<ol style="list-style-type: none"> 1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP16 DP15	Open Space Provision	<ol style="list-style-type: none"> 1. The development management process. 	<ol style="list-style-type: none"> 1. The quantum of open space provided within new development.
DP17 DP16	Landscaping of New Development	<ol style="list-style-type: none"> 1. The development management process. 	<ol style="list-style-type: none"> 1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP18 DP17	Landscape and Visual Amenity	<ol style="list-style-type: none"> 1. The development management process. 2. Shropshire Landscape and Visual Sensitivity Study. 3. Shropshire Landscape Character Assessment. 	<ol style="list-style-type: none"> 1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria. 2. The number of Landscape and Visual Impact Assessments submitted as part of the development management process.
DP19 DP18	Pollution and Public Amenity	<ol style="list-style-type: none"> 1. The development management process. 2. The regulatory regime for pollutant control. 3. Shropshire Contaminated Land Strategy. 	<ol style="list-style-type: none"> 1. Monitoring carried out as part of the regulatory regime for pollutants. 2. Changes in contaminant distribution in soil (arsenic, cadmium, copper, nickel and lead compared to 2020 baseline http://mapapps2.bgs.ac.uk/bccs/home.html 3. Change in annual average of NO2 in AQMA compared to 2020 baseline.
DP20 DP19	Water Resources and Water Quality	<ol style="list-style-type: none"> 1. The development management process. 2. Environment Agency. 3. Water companies. 4. River Severn Basin Management Plan. 	<ol style="list-style-type: none"> 1. Change in percentage of water bodies affected by water management issues compared to 2020 baseline. 2. Changes in the status of groundwater and status of surface water compared to 2020 baseline as given in the National River Basin Management Plan Evidence and Data Report www.gov.uk/government/publications/river-basin-management-plans-national-evidence-and-data-report

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
<u>DP21</u> DP20	Water Efficiency	1. The development management process. 2. Water companies. 3. Shropshire Water Cycle Study. 4. Water Industry National Environment Programme (WINEP).	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
<u>DP22</u> DP21	Flood Risk	1. The development management process. 2. Environment Agency.	1. Number of planning applications granted contrary to Environment Agency objections on the grounds of flood risk as reported in the AMR.
<u>DP23</u> DP22	Sustainable Drainage Systems	1. The development management process. 2. Environment Agency. 3. Shropshire Council's Surface Water Management: Interim Guidance for Developers or Shropshire Council's SuDS Handbook. 4. Construction Industry Research and Information Association (CIRIA) SuDS Manual.	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
<u>DP24</u> DP23	Conserving and Enhancing the Historic Environment	1. The development management process. 2. English Heritage.	1. Number of heritage assets at risk compared with the 2019-20 baseline. 2. The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis.
<u>DP25</u> DP24	Shropshire Hills AONB	1. The development management process. 2. The Shropshire Hills AONB Partnership.	1. Number of major planning applications permitted annually in the AONB. 2. Change in the condition of the AONB from 2019 baseline as given in The State of the AONB Report.
<u>DP26</u> DP25	Infrastructure Provision	1. The development management process. 2. The Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plan process.	1. Progress against programmes and projects identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
<u>DP27</u> DP26	Strategic, Renewable and Low Carbon Infrastructure	1. Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans. 2. The development management process.	1. Renewable energy planning database (government website). 2. Progress against programmes and projects identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
<u>DP28</u> DP27	Broadband and Mobile Communication Infrastructure	1. Connecting Shropshire programme. 2. The development management process.	1. Delivery of domestic and commercial charging places for electric vehicles. 2. Delivery of network infrastructure for settlements. 3. Delivery of fibre to premises for new development and retro-fitting programmes for existing neighbourhoods.
<u>DP29</u> DP28	Communications and Transport	1. Local Transport Plan and related action plans. 2. LTP Implementation Plan. 3. The development Management process. 4. Strategic Infrastructure and Investment Local Plan Implementation Plan & Place Plans.	1. Local Transport Plan (LTP) performance indicators. 2. Implementation of programmes and projects in the Strategic Infrastructure and Investment Implementation Plan. 3. North West Relief Road approval and construction schedule.
<u>DP30</u> DP29	Mineral Safeguarding	1. The development management process.	1. The number of applications refused due to the impact on safeguarded mineral resources and infrastructure.
<u>DP31</u> DP30	Sites for Sand and Gravel	1. The development management process.	1. The annual production of sand and gravel. 2. The available landbank for sand and gravel.
<u>DP32</u> DP31	Managing Development and Operation of Mineral Sites	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions. 2. Number of Planning Committee Reports / Officers Reports for mineral proposals which reference Policy DP31.
<u>DP33</u> DP32	Waste Management Facilities	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions.
<u>DP34</u> DP33	Landfilling and Landraising	1. The development management process.	1. Available landfill capacity in Shropshire. 2. Proportion of planning consents which reference the Policy within Planning conditions.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
Settlement Policies			
S1-S18	Settlement Policies by Place Plan Area	<ol style="list-style-type: none"> 1. Where relevant, the masterplan processes. 2. The development management process: <ol style="list-style-type: none"> 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 Strategic Infrastructure and Investment Implementation Plan and Place Plan process. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners. 	<ol style="list-style-type: none"> 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. 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. 4.5. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 5.6. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 6.7. Amount of floorspace developed for employment by type in the rural area. 8. 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. 7.9. Progress against programmes and projected identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
Strategic Settlement Policies			
S19	Clive Barracks, Tern Hill	<ol style="list-style-type: none"> 1. The masterplan process. 2. The development management process. 3. The Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plan process. 4. All elements and scales of the development industry operating at Clive Barracks, Tern Hill. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners. 	<ol style="list-style-type: none"> 1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at Clive Barracks, Tern Hill. 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at Clive Barracks, Tern Hill. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at Clive Barracks, Tern Hill. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire Strategic Infrastructure and Investment Implementation Plan and Place Plans.
S20	Former Ironbridge Power Station	<ol style="list-style-type: none"> 1. -The masterplan process. 2. The development management process. 3. The Shropshire Strategic Infrastructure and Investment Implementation Plan 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. 	<ol style="list-style-type: none"> 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 (of which 600 dwellings constitute part of the contribution to unmet housing need forecast to arise within the Black Country). 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 Strategic Infrastructure and Investment Implementation Plan and Place Plans.
Strategic Site Policy			
S24	RAF Cosford	<ol style="list-style-type: none"> 1. The masterplan process. 2. The development management process. 3. Those parties operating from the RAF Cosford Strategic Site. 	<ol style="list-style-type: none"> 1. Progress preparing masterplans for the various components of the Strategic Site. 2. Planning applications for development at the RAF Cosford Strategic Site.

Main Modification 261: Sub-Schedule 4

Schedule A5(i): Residential Guidelines and Residential Supply within the Strategic Centre, Principal Centre and Key Centres							
Settlement	Type of Settlement	Residential Development Guideline	Total Residential Completions (2016/17- 2022/23 , 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance <u>(at 31st March 2023)</u> ⁹
				Sites with Planning Permission or Prior Approval (as at 31 st March 2023 -2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2023 -2023)	Local Plan Allocations <u>without Planning Permission (at 31st March 2023)</u>	
Albrighton	Key Centre	500	24 <u>140</u>	171 <u>76</u>	77 <u>83</u>	180	48 <u>21</u>
Bishops Castle	Key Centre	150	8 <u>50</u>	62 <u>25</u>	40 <u>40</u>	0	40 <u>35</u>
Bridgnorth	Principal Centre	1,800	52 <u>132</u>	38 <u>61</u>	500 <u>550</u>	1050	160 <u>7</u>
Broseley	Key Centre	250	128 <u>174</u>	72 <u>73</u>	0 <u>20</u> ¹⁰	0	50 <u>0</u>
Church Stretton	Key Centre	200	17 <u>39</u>	62 <u>77</u>	0 <u>0</u>	0	121 <u>84</u>
Cleobury Mortimer	Key Centre	200	30 <u>56</u>	43 <u>24</u>	7 <u>125</u> ¹⁰	0	120 <u>0</u>
Craven Arms	Key Centre	500	33 <u>61</u>	48 <u>28</u>	325 <u>325</u>	0	94 <u>86</u>
Ellesmere	Key Centre	800	112 <u>188</u>	348 <u>232</u>	0 <u>250</u>	170 <u>0</u>	170 <u>130</u>
Highley	Key Centre	250	72 <u>131</u>	47 <u>10</u>	0 <u>0</u>	100	31 <u>9</u>
Ludlow	Principal Centre	1,000	406 <u>339</u>	802 <u>585</u>	0 <u>0</u>	40 ¹⁰ <u>19</u>	82 <u>57</u>
Market Drayton	Principal Centre	1,200	85 <u>307</u>	474 <u>334</u>	0 <u>64</u>	435	206 <u>60</u>
Much Wenlock	Key Centre	200	32 <u>43</u>	21 <u>30</u>	0 <u>0</u>	120	27 <u>7</u>
Oswestry	Principal Centre	1,900	312 <u>437</u>	116 <u>818</u>	1,127 <u>343</u>	240	105 <u>62</u>
Shifnal	Key Centre	1,500	605 <u>1,186</u>	573 <u>16</u>	0 <u>0</u>	230	92 <u>68</u>
Shrewsbury	Strategic Centre	8,625 <u>8,975</u>	1,743 <u>3,891</u>	3,019 <u>1,938</u>	798 <u>467</u>	2,560 <u>2,410</u>	505 <u>269</u>
Wem	Key Centre	600	129 <u>188</u>	72 <u>108</u>	100 <u>0</u>	210	89 <u>94</u>
Whitchurch	Principal Centre	1,600 <u>1,675</u>	260 <u>368</u>	748 <u>276</u>	60 <u>561</u>	450	82 <u>20</u>

¹⁰Excluding LUD056 (90 dwellings) which has planning permission and as such is included within the Sites with planning permission or prior approval (as at 31st March 2019).

⁹ Cannot be less than 0.

¹⁰ Includes Neighbourhood Plan Allocations.

Main Modification 262: Sub-Schedule 5

Schedule A5(ii): Residential Guidelines and Residential Supply within the Community Hubs							
Settlement	Place Plan Area	Residential Development Guideline	Total Residential Completions (2016/17- 2022/23 , 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance (at 31st March 2023) ¹¹
				Sites with Planning Permission or Prior Approval (as at 31st March 2023 -2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2023 -2023)	Local Plan Allocations <u>without Planning Permission (at 31st March 2023)</u>	
Bucknell	Bishop's Castle	110	5 <u>6</u>	7	70	20	8 <u>7</u>
Chirbury	Bishop's Castle	45	0	0	30 <u>40</u>	14	4 <u>0</u>
Clun	Bishop's Castle	95	5	2	60	20	8
Worthen and Brockton	Bishop's Castle	55	2 <u>3</u>	4	0	45	4 <u>3</u>
Alveley	Bridgnorth	130	12 <u>40</u>	26 <u>7</u>	0	70	22 <u>13</u>
Ditton Priors	Bridgnorth	65	2 <u>24</u>	23 <u>2</u>	0	40	0
Dudleston Heath	Ellesmere	60	8 <u>13</u>	4 <u>20</u>	29 <u>0</u>	0	19 <u>27</u>
Burford	Ludlow	190	2 <u>35</u>	2 <u>3</u>	0	140	46 <u>12</u>
Clee Hill	Ludlow	75	27 <u>52</u>	25 <u>3</u>	0	20	3 <u>0</u>
Hinstock	Market Drayton	155	60 <u>105</u>	45 <u>2</u>	0	35	15 <u>13</u>
Hodnet	Market Drayton	105	2 <u>5</u>	52 <u>62</u>	0	40	11 <u>0</u>
Woore, Irelands Cross and Pipe Gate	Market Drayton	88	21 <u>39</u>	29 <u>23</u>	0	0	38 <u>26</u>
Minsterley	Minsterley and Pontesbury	155	67 <u>96</u>	49 <u>28</u>	14	20	5 <u>0</u>
Pontesbury	Minsterley and Pontesbury	175	25 <u>127</u>	108 <u>70</u>	0	40 <u>2</u>	2 <u>0</u>
Cressage	Much Wenlock	80	8	0 <u>1</u>	0	64 <u>62</u>	8 <u>9</u>
Gobowen	Oswestry	360	68 <u>114</u>	134 <u>115</u>	117 <u>90</u>	25	16
Kinnerley	Oswestry	60	7 <u>21</u>	32 <u>18</u>	0	0	21
Knockin	Oswestry	55	0 <u>22</u>	25 <u>3</u>	0	25	5
Llanymynech	Oswestry	125	24 <u>41</u>	19 <u>0</u>	32	50	0 <u>2</u>
Pant	Oswestry	50	6 <u>14</u>	7 <u>3</u>	0	25	12 <u>8</u>
Ruyton XI Towns	Oswestry	125	8 <u>19</u>	18 <u>7</u>	0	65	34
St Martins	Oswestry	355	123 <u>161</u>	101 <u>102</u>	0	95 <u>60</u>	36 <u>32</u>
Trefonen	Oswestry	55 <u>35</u>	2 <u>6</u>	3 <u>0</u>	0	0	50 <u>29</u>
West Felton	Oswestry	130	39 <u>65</u>	25 <u>22</u>	0	60	6 <u>27</u>
Weston Rhyn	Oswestry	155	19 <u>28</u>	41 <u>45</u>	0	100	0
Whittington	Oswestry	200	23 <u>92</u>	6 <u>35</u>	86 <u>0</u>	70	15 <u>3</u>

Schedule A5(ii): Residential Guidelines and Residential Supply within the Community Hubs							
Settlement	Place Plan Area	Residential Development Guideline	Total Residential Completions (2016/17- 2022/23 , 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance <u>(at 31st March 2023)</u> ¹¹
				Sites with Planning Permission or Prior Approval (as at 31 st March 2023 -2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31 st March 2023 -2023)	Local Plan Allocations <u>without Planning Permission (at 31st March 2023)</u>	
Baschurch	Shrewsbury	360	435 <u>212</u>	430 <u>120</u>	0	55	40 <u>0</u>
Bayston Hill	Shrewsbury	200	27 <u>34</u>	42 <u>30</u>	0	447 <u>100</u>	14 <u>36</u>
Bicton	Shrewsbury	30	4 <u>3</u>	2 <u>5</u>	0	15	42 <u>7</u>
Bomere Heath	Shrewsbury	110	43 <u>53</u>	43 <u>5</u>	0	55	0
Cross Houses	Shrewsbury	90	48 <u>85</u>	63 <u>0</u>	0	0	9 <u>5</u>
Dorrington	Shrewsbury	150	33 <u>69</u>	46 <u>4</u>	30 <u>15</u>	0	71 <u>62</u>
Ford	Shrewsbury	125	3 <u>37</u>	36 <u>4</u>	0	75	41 <u>9</u>
Hanwood	Shrewsbury	50	4 <u>30</u>	30 <u>3</u>	0	0	49 <u>17</u>
Longden	Shrewsbury	50	20 <u>25</u>	3 <u>2</u>	0	0	27 <u>23</u>
Nesscliffe	Shrewsbury	115	41 <u>90</u>	91 <u>16</u>	0	0	43 <u>9</u>
Clive	Wem	40 <u>30</u>	0	2	0	20	48 <u>8</u>
Hadnall	Wem	125	54 <u>73</u>	49 <u>0</u>	0	40	12
Shawbury	Wem	150	59 <u>78</u>	23 <u>7</u>	0	80	0
Prees	Whitchurch	170	42 <u>32</u>	32 <u>61</u>	62	35	29 <u>0</u>

¹¹ **Cannot be less than 0.**

Main Modification 263: Sub-Schedule 6

Schedule A5(iii): Residential Guidelines for Strategic Settlements		
Settlement	Residential Development Guideline	Expected Delivery During the Local Plan period
Clive Barracks, Tern Hill	750	550 <u>350</u>
Former Ironbridge Power Station	4,000 <u>1,075</u>	4,000 <u>1,075</u>

Main Modification 265: Sub-Schedule 7

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations										
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+)
ALB017 & ALB021	Land north of Kingswood Road and Beamish Lane, Albrighton	Albrighton	Albrighton	180	N/A					
BKL008a	Land adjoining Redlake Meadow on B4367, Bucknell	Bucknell	Bishops Castle	20	N/A					
CHR001	Land between Orchard House and Crofton, Chirbury	Chirbury	Bishops Castle	7	N/A					
CHR002	Land south of the A490, Chirbury	Chirbury	Bishops Castle	7	N/A					
CLU005	Land at Turnpike Meadow on B4368, Clun	Clun	Bishops Castle	20	N/A					
WBR007 & WBR008	Land at Bank Farm, Worthen	Worthen and Brockton	Bishops Castle	25	N/A					
WBR010	Land South of the B4386, Worthen	Worthen and Brockton	Bishops Castle	20	N/A					
BRD030	Tasley Garden Village, Bridgnorth	Bridgnorth	Bridgnorth	1,050	16ha					
P58a	Land north of Stanmore Industrial Estate	Bridgnorth	Bridgnorth	N/A	6.8ha					
STC002	Land adjacent Hickman Road, Stanmore Industrial Estate	Bridgnorth	Bridgnorth	N/A	4.6ha					
ALV006 & ALV007	Land north of Daddlebrook Road and west of A442, Alveley	Alveley	Bridgnorth	35	N/A					
ALV009	Land Adjacent to The Cleckars, Alveley	Alveley	Bridgnorth	35	N/A					
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Ditton Priors	Bridgnorth	40	N/A					
ELL005 & ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	Ellesmere	Ellesmere	170	N/A					
HNN016	Land South of Oak Street, Highley	Highley	Highley	100	N/A					

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations										
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+)
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	Ludlow	Ludlow	90	N/A					
LUD057	Former Depot, Riddings Road, Ludlow	Ludlow	Ludlow	10	N/A					
LUD052	Land south of The Sheet on A49, Ludlow	Ludlow	Ludlow	N/A	5ha					
BUR002	Land adjoining Lineage Farm on A456, Burford	Burford	Ludlow	40	N/A					
BUR004	Land adjoining Boraston Drive on A456, Burford	Burford	Ludlow	100	N/A					
CHK002	Land north of The Crescent, Clee Hill	Clee Hill	Ludlow	20	N/A					
MDR006	Land adjoining Adderley Road, Market Drayton	Market Drayton	Market Drayton	125	N/A					
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Market Drayton	Market Drayton	70	N/A					
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Market Drayton	Market Drayton	120	N/A					
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Market Drayton	Market Drayton	120	N/A					
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	Hodnet	Market Drayton	40	N/A					
HKW009	Land at School Bank Road, Hinstock	Hinstock	Market Drayton	35	N/A					
MIN018	Land west of A488, Minsterley	Minsterley	Minsterley and Pontesbury	20	N/A					
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Pontesbury	Minsterley and Pontesbury	40	N/A					
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Much Wenlock	Much Wenlock	120	N/A					
CES005	Land adjoining The Vicarage on A458, Cressage	Cressage	Much Wenlock	60	N/A					

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations										
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CES006	The Eagles public house on A458, Cressage	Cressage	Much Wenlock	4	N/A					
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	Oswestry	Oswestry	240	N/A					
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Gobowen	Oswestry	25	N/A					
KCK009	Land north of Church Lane, Knockin	Knockin	Oswestry	25	N/A					
LYH007	Land East of Barley Meadows, Llanymynech	Llanymynech	Oswestry	50	N/A					
PYC021	Land east of A483, Pant	Pant	Oswestry	25	N/A					
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Ruyton XI Towns	Oswestry	65	N/A					
SMH031	Land east of Moors Bank, St Martins	St Martins	Oswestry	60	N/A					
SMH038	Former Ifton Heath Primary School, St Martins	St Martins	Oswestry	35	N/A					
WEF025	Land at West Felton	West Felton	Oswestry	60	N/A					
WHN024	Land off Donnett Close, Whittington	Whittington	Oswestry	70	N/A					
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	Weston Rhyn	Oswestry	60	N/A					
WRP017	Land off Station Road, Weston Rhyn	Weston Rhyn	Oswestry	40	N/A					
SHF013	Land adjoining Meadow Drive, Shifnal	Shifnal	Shifnal	65	N/A					
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	Shifnal	Shifnal	65	N/A					
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	Shifnal	Shifnal	100	N/A					
SHF018b & SHF018d	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	Shifnal	Shifnal	N/A	39					

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations										
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+)
SHR054a	Land south of Sundorne Road, Shrewsbury	Shrewsbury	Shrewsbury	60	N/A					
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	Shrewsbury	Shrewsbury	400	N/A					
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Shrewsbury	Shrewsbury	1,500	5ha					
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	Shrewsbury	Shrewsbury	150	N/A					
SHR173	Land west of Ellesmere Road, Shrewsbury	Shrewsbury	Shrewsbury	450	N/A					
SHR166	Land to the west of the A49, Shrewsbury	Shrewsbury	Shrewsbury	N/A	45ha					
BAY039	Land off Lyth Hill Road, Bayston Hill	Bayston Hill	Shrewsbury	100	N/A					
BAY050	Former Oaklands School Site, Bayston Hill	Bayston Hill	Shrewsbury	47	N/A					
BIT022	Land East of Villa Farm, Bicton	Bicton	Shrewsbury	15	N/A					
BNP024	Land west of Shrewsbury Road, Baschurch	Baschurch	Shrewsbury	35	N/A					
BNP035	Land east of Prescott Fields, Baschurch	Baschurch	Shrewsbury	20	N/A					
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Bomere Heath	Shrewsbury	40	N/A					
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Bomere Heath	Shrewsbury	15	N/A					
FRD011	Land adjoining But Lane on A458, Ford	Ford	Shrewsbury	75	N/A					
WEM010	Land off Pym's Road, Wem	Wem	Wem	120	N/A					
WEM025	Land off Trentham Road, Wem	Wem	Wem	30	N/A					
WEM033	Land off Whitchurch Road, Wem	Wem	Wem	60	N/A					

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations										
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CLV012	Land at Flemlay Park Farm, High Street, Clive	Clive	Wem	5	N/A					
CLV018	Land adjacent to The Bungalow, Clive	Clive	Wem	15	N/A					
HDL006	Land south of Wedgefields Close, Hadnall	Hadnall	Wem	40	N/A					
SHA019	Land between the A53 and Poynton Road, Shawbury	Shawbury	Wem	80	N/A					
WHT014	Land at Liverpool Road, Whitchurch	Whitchurch	Whitchurch	70	N/A					
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Whitchurch	Whitchurch	200	N/A					
WHT042	Land North of Waymills, Whitchurch	Whitchurch	Whitchurch	180	N/A					
PPW025	Land North of Tudor House, Prees	Prees	Whitchurch	35	N/A					
Clive Barracks, Tern Hill			Strategic Settlement	750	6ha					
Former Ironbridge Power Station			Strategic Settlement	1,000	6ha					
RAF Cosford			Strategic Site	N/A	N/A	-	-	-	-	-

Main Modification 267: Sub-Schedule 8

Schedule A8: Active Quarries in Shropshire				
Quarry Name	Status	Operator	Location	Mineral Type
<u>Bayston Hill</u>	<u>Operational</u>	<u>Tarmac Ltd</u>	<u>Sharpstone Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0AW</u>	<u>Crushed Rock</u>
<u>Bridgwalton and Morville Quarry</u>	<u>Operational</u>	<u>Salop Sand and Gravel Supply Co Ltd</u>	<u>Telegraph Lane, Morville, Bridgnorth, Shropshire, WV16 4RJ</u>	<u>Sand and Gravel</u>
<u>Bromfield Quarry</u>	<u>Operational</u>	<u>Bromfield Sand and Gravel</u>	<u>Station Lane, Bromfield, Ludlow, Shropshire, SY8 2JR</u>	<u>Sand and Gravel</u>
<u>Clee Hill Quarry</u>	<u>Operational</u>	<u>MQP Ltd</u>	<u>Clee Hill, Ludlow, Shropshire, SY8 3QA</u>	<u>Crushed Rock</u>
<u>Coppice Barn Quarry</u>	<u>Operational</u>	<u>JP Wigley</u>	<u>Delbury Hall, Diddlebury, SY7 9DH</u>	<u>Stone Quarry</u>
<u>Gonsal Quarry</u>	<u>Operational</u>	<u>Salop Sand and Gravel Supply Co Ltd</u>	<u>Condoover, Shrewsbury, Shropshire, SY5 7EX</u>	<u>Sand and Gravel</u>
<u>Grinshill Quarry</u>	<u>Operational</u>	<u>Grinshill Stone Quarries Ltd</u>	<u>Grinshill, Clive, Shrewsbury, Shropshire, SY4 3LF</u>	<u>Stone Quarry</u>
<u>Haughmond Hill Quarry</u>	<u>Operational</u>	<u>Aggregate Industries</u>	<u>Uffington, Shrewsbury, Shropshire, SY4 4RP</u>	<u>Crushed Rock</u>
<u>Llynclys Quarry</u>	<u>Operational</u>	<u>Llynclys Aggregates</u>	<u>Llynclys, Oswestry, SY10 8LW</u>	<u>Crushed Rock</u>
<u>Moor Farm Quarry</u>	<u>Operational</u>	<u>Ibstock Brick Limited</u>	<u>Knowle Sands, Bridgnorth, Shropshire, WV16 5JL</u>	<u>Clay Pit</u>
<u>Norton Farm Quarry</u>	<u>Operational</u>	<u>Hanson</u>	<u>Norton Farm, Condoover, Shrewsbury, Shropshire, SY5 7AR</u>	<u>Sand and Gravel</u>
<u>Shipleigh Quarry</u>	<u>Operational</u>	<u>JPE Holdings Ltd</u>	<u>A454 Bridgnorth Road, Shipley, Shropshire, WV6 7EZ</u>	<u>Sand and Gravel</u>
<u>Wood Land Quarry</u>	<u>Operational</u>	<u>Tudor Griffiths Aggregates</u>	<u>Ellesmere, Shropshire, SY12 0HY</u>	<u>Sand and Gravel</u>
<u>Woodcote Wood Quarry</u>	<u>Operational</u>	<u>NRS Ltd</u>	<u>Woodcote Hill, Shifnal, Shropshire, TF11 8RS</u>	<u>Sand and Gravel</u>