

Draft Shropshire Local Plan 2016 - 2038

Schedule of Proposed Additional (Minor) Modifications

July 2024



| Additional 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) |
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| AM001 | Cover | Cover | Shropshire Council Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 December 2020 | Clarification. | Shropshire Council. |
| AM002 | All Footers | Footer | Regulation 19: Pre-Submission Draft of the Shropshire Local Plan | Clarification. | Shropshire Council. |
| AM003 | Pages 1-5 | Contents | Reflecting wider changes. | Reflecting wider changes. | Shropshire Council. |
| AM004 | Page 7 | Introduction: Shropshire's Character | <p>Shropshire's Character</p> <p>2.4. The Shropshire Local Plan covers the administrative area of Shropshire Council; a large and diverse County, predominantly rural in nature, covering around 320,000 hectares, 98% of which is classified as rural. The County is situated in the far western corner of the West Midlands Region on the border with Wales and has close relationships and strong sub-regional ties with Herefordshire and Telford and Wrekin, highlighted by the fact these areas together form the Marches Local Economic Partnership (LEP) area.</p> <p>2.5. Shropshire1 has an estimated population of around 323,000 people, living in around 138,000 households. Shropshire contains a diverse range of settlements, each with its own character and identity. Shrewsbury, the County Town and Strategic Centre of Shropshire is the largest settlement, with an estimated population of around 75,000. The Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch each have a population of more than 10,000. The remaining urban settlements consist of the Key Centres of Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem. Within the rural areas there are hundreds of small villages, hamlets and isolated dwellings.</p> <p>2.6. Around 65% of those living in Shropshire are within the Strategic, Principal and Key Centres, whilst the other 35% live in the rural area. Shropshire has a population density of 1.00 person per hectare compared to 4.24 for England, 3.87 for England and Wales and 4.46 for the West Midlands.</p> <p>2.7. The divergence between Shropshire and England's population age is evident, with Shropshire having a much greater proportion of people in all age groups above 50 years. In contrast England has a substantially higher proportion of population in all the younger age groups.</p> <p>2.8. In 2018, there were 15,710 enterprises in Shropshire, which were represented by 17,865 local VAT or PAYE registered units. Since 2011, when the number of enterprises dipped by 165 (-1.2%), growth has been sustained in each year, with 1,570 additional enterprises operating in 2018 than there were in 2010. This represents growth of 11.1% over the eight year period.</p> <p>2.9. The richness of Shropshire's historic environment is reflected in the number of designated heritage assets. There are 6,913 listed buildings, 441 Scheduled Ancient Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield. The wider value of historic landscapes and townscapes is recognised through the designation of 127 Conservation Areas in Shropshire, together with the wealth of non-statutory undesigned heritage assets (c 35,000) recorded on the Historic Environment Record.</p> <p>2.10. The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England, as evidenced by the 300 or so regionally important geological sites (RIGs). The countryside ranges from the gently undulating landscape in the north through the low-lying fertile valleys of the meandering River Severn and its tributaries to the distinct hills and open, windswept moorlands of the south.</p> <p>2.11. Around 23% of Shropshire forms part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB). National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs) and non-statutory Wildlife Sites together cover approximately 6% of the land area. Approximately 7% of the land area of Shropshire is covered by woodland which includes a higher than average proportion of ancient woodland.</p> <p>2.12. The County has a road network with approximately 5,100km of carriageway and is easily accessible by road (including the A5/M54 motorway). Shropshire has a high level of car ownership, with 84.2% of households having access to at least one car or van. Shrewsbury acts as a rail hub with easy access to Wales, Cheshire, the West Midlands, and London and beyond. There are 15 other railway stations across Shropshire and an extensive bus network which together aim to provide accessible public transport to residents and visitors.</p> <p>2.13. Because of the County's size, the Local Plan uses a series of smaller Place Plan Areas, normally consisting of a main Market Town and its surrounding hinterland. These Place Plan geographies are well established and represent areas with functional relationships with each other and as such have been used to capture the infrastructure needs of Shropshire in a</p> | Correction. | Shropshire Council. A0348. |

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|-----------------------------------|-----------|---|---|-----------|---------------------|
| | | | manageable way. For the purposes of the Shropshire Local Plan they are used to present a series of localised strategies, although they in themselves have no planning status. | | |
| AM005 | Pages 8-9 | Introduction: The Shropshire Local Plan 2016 to 2038 | <p>The Shropshire Local Plan 2016 to 2038</p> <p>2.16. The current Development Plan in Shropshire consists of the Core Strategy (2011); the Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. These documents provide a positive framework for managing development in the County up to 2026 and are currently considered to be up-to-date. It is however a requirement for Council's to review their development plans regularly and at least every five years.</p> <p>2.17. Upon adoption the policies of the Shropshire Local Plan 2016 to 2038 will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted formal Neighbourhood Plans which conform with the Shropshire Local Plan 2016 to 2038 will also continue to apply.</p> <p>2.18. The NPPF states that from adoption, the strategic policies <u>policies</u> of the Local Plan should look ahead over a minimum of 15 years. It is anticipated that the Local Plan will be adopted in 2022, subject to independent examination, and it is therefore considered the plan meets this longevity requirement.</p> <p>2.19. The Shropshire Local Plan seeks to provide a sustainable pattern of growth, responding to the varying scales, needs and functions of the County's hierarchy of settlements. This means recognising the County's diverse features and characteristics, including such factors as the Shropshire Hills AONB, the many designated heritage and natural environment assets and the presence of Green Belt, but also responding positively to a range of evidence which underpins many of the Local Plan's policies.</p> <p>2.20. The Shropshire Local Plan does not sit in isolation; it is supported by and has regard to a number of other strategies produced by the Council and other bodies, including: The draft Housing Strategy 2020 to 2025; The draft Climate Change Strategy; the Economic Growth Strategy 2017 to 2021; the emerging Local Transport Plan; and AONB Management Plan. Where relevant, the policies of this Local Plan specifically reference where these documents may be considered material in decision making. In addition, the Local Plan is supported by a robust evidence base, key evidence for each Policy in this Local Plan, is identified in Appendix 3: of this document.</p> <p>2.21. This Local Plan seeks to respond effectively to these strategies and evidence, and in doing so should not be categorised as having any one overarching theme. Instead the Plan provides a broad basis for dealing with a number of challenges in a balanced and positive manner, from the need to deliver affordable housing for local needs; the need to provide improved conditions for economic growth; the need to protect and enhance the County's wealth of natural and historic assets; and the need to respond to the climate change emergency. Where decisions on land allocations have been taken, they have been done so having regard to a full balance of considerations, with the aim of achieving sustainable development.</p> <p>2.22. It is accepted that development can sometimes be a contentious issue. With this in mind, the preparation of the Shropshire Local Plan has not been a rushed process, and instead the Council have sought to build consensus around shared local priorities and proposals. The Council began preparing the Local Plan review in 2017. At the core of this process is continuous and meaningful community engagement, in line with the Council's Statement of Community Involvement (SCI). To this end the Council has undertaken five consultation stages as part of the Regulation 18 stage of plan preparation:</p> <ol style="list-style-type: none"> 1. Issues and Strategic Options (January 2017 - March 2017); 2. Preferred Scale and Distribution of Development (October 2017 - December 2017); 3. Preferred Sites (November 2018 - February 2019); 4. Strategic Sites (July 2019 - September 2019); 5. Regulation 18: Pre-Submission Draft of the Shropshire Local Plan (August 2020 – September 2020). <p>2.23. These documents, which are available on the Council's website, each dealt with specific aspects of the plan making process and sought to provide the opportunity for communities and other stakeholders to make comments on emerging proposals. Notably there were:</p> <ol style="list-style-type: none"> a. Around 400 unique respondents to the 8-week Issues and Strategic Options consultation; b. Around 600 unique respondents to the 8-week Preferred Scale and Distribution of Development consultation; c. Around 3,600 unique respondents to the 12-week Preferred Sites consultation; d. Around 2,300 unique respondents to the 10-week Strategic Sites consultation; and e. Around 2,500 unique respondents to the 8-week Regulation 18: Pre-Submission Draft of the Shropshire Local Plan consultation. <p>2.24. Every comment made as part of the Regulation 18 stages undertaken have been <u>was</u> considered in arriving at the Council's Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.</p> | Update. | Shropshire Council. |

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| | | | <p>2.25. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan identifies a vision and framework for the future development of Shropshire to 2038, addressing such issues as the needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.</p> <p>2.26. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is supported by a Sustainability Appraisal and Habitat Regulation Assessment.</p> | | |
| AM006 | Page 9 | Introduction: Infrastructure | <p>Infrastructure</p> <p>2.28. The availability of sufficient infrastructure underpins good plan making, and quite rightly is one of the issues which attracts comments at consultation. The Council have worked alongside infrastructure providers in preparing the Plan and these conversations are captured within the <u>Shropshire Strategic Infrastructure and Investment Infrastructure</u> Plan which itself draws upon the conclusions of the County's 18 Place Plans. Where there is a known infrastructure constraint from otherwise sustainable development proposals, the individual settlement policies identify these needs.</p> | Clarification. | Shropshire Council. |
| AM007 | Page 32 | Policy SP7 | <p><u>SP7-SP6. Managing Housing Development</u></p> <p>1. In addition to supporting the development of the housing on the allocations set out in Policies S1-S20, there will be positive consideration of other sustainable housing development where this does not conflict with the Policies of the Local Plan.</p> <p>2. In particular, additional housing development opportunities which would support the reuse of disused land or premises within settlement development boundaries as shown on the Policies Map; or contribute towards achieving wider town centre regeneration will be supported.</p> <p>3. The residential development guidelines for settlements set out in Policies S1-S20 are a significant policy consideration. Where housing proposals which are otherwise compliant with the policies of this Local Plan would lead to the residential development guideline for a settlement being exceeded, having taken account of the number of completions since the start of the plan period as well as and any outstanding commitments, including site allocations, regard will be had to all of the following:</p> <p>a. The benefits arising from the proposal, aside from increasing housing supply;</p> <p>b. The likely delivery of the outstanding commitments;</p> <p>c. Any cumulative impacts arising from the development, especially on infrastructure provision; and</p> <p>d. The increase in the number of dwellings relative to the guideline.</p> <p>4. Additional market housing development outside the settlement development boundaries shown on the Policies Map will be strictly controlled in line with Policy SP10, and will only be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.</p> | Reflecting wider changes. | Shropshire Council. |
| AM008 | Page 34 | Policy SP8 | <p><u>SP8-SP7. Managing Development in Community Hubs</u></p> <p>1. Community Hubs are considered significant rural service centres and the focus for development within the rural area. As such appropriate development will be permitted on allocated sites and other sustainable sites within the development boundary of Community Hubs, as identified on the Policies Map, where it complies with all the following considerations:</p> <p>a. It is of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan.</p> <p>b. The design and layout of development positively responds 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>c. It maintains the integrity of strategically important gaps between settlements.</p> <p>d. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan.</p> <p>e. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan.</p> <p>f. The granting of permission would not result in the settlement's residential guideline being exceeded, taking into consideration completions since the start of the plan period and outstanding commitments (including site allocations). If it does, regard will be given to policy requirements identified within Paragraph 3 of Policy <u>SP6 SP7</u> and any other relevant policies of this Local Plan.</p> <p>g. Cumulatively, any employment development and other non-residential development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement.</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>h. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development.</p> <p>i. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.</p> <p>2. Development proposals outside the development boundary of Community Hubs will be managed in accordance with Policy <u>SP9</u> SP10 and any other relevant policies of this Local Plan.</p> <p>3. Community Hubs are identified within Schedule SP2.2 of Policy SP2 of this Local Plan.</p> | | |
| AM009 | Pages 34-35 | Policy SP8 Explanation | <p>Explanation</p> <p>3.52-3.66. The strategic approach to the distribution of development which underpins this Local Plan is one of urban focus, whereby the majority of development is focused into the urban areas identified within Schedule SP2.1 of Policy SP2 of this Local Plan.</p> <p>3.53-3.67. However, recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, the strategic approach to the distribution of development also allows for appropriate development in rural areas.</p> <p>3.54-3.68. Community Hubs have been identified through a Settlement Hierarchy Assessment, which assessed settlement function through consideration of:</p> <p>a. The population and number of households within a settlement; and</p> <p>b. The extent to which the settlement provides services and facilities; high speed broadband; employment opportunities; and public transport links.</p> <p>3.55-3.69. The identified Community Hubs are considered significant rural service centres and as such are a focus for much of the development considered appropriate within the rural area.</p> <p>3.56-3.70. The Community Hubs in Shropshire are listed in Schedule SP2.2 of Policy SP2 of this Local Plan. As illustrated in Figure SP2.1: Map of Shropshire within the Explanation of Policy SP2, the Community Hubs are widely distributed across Shropshire.SP2, the Community Hubs are widely distributed across Shropshire.</p> <p>3.57-3.71. This policy provides the starting point for assessing the appropriateness of development proposals within Community Hubs. However, it is important to emphasise that all relevant policies of this Local Plan will inform decisions on whether development proposals within Community Hubs are appropriate.</p> <p>3.58-3.72. This policy recognises that the Community Hubs are diverse. They range in size, offer differing levels and combinations of facilities, have differing levels of constraints and opportunities and have their own unique character and identity.</p> <p>3.59-3.73. To further recognise this diversity, each Community Hub has a development boundary, as identified on the Policies Map, and a residential development guideline, as identified within the Settlement Policies (S1-S18) of this Local Plan. These have been informed by consideration of the characteristics of each Community Hub and provide greater certainty to local communities and the development industry. Where appropriate within the Explanation of the Settlement Policies (S1-S18), further information is provided about the specific circumstances, constraints or opportunities present within a Community Hub.</p> <p>3.60-3.74. Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of 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>3.61-3.75. It is important to note that the residential development guidelines for Community Hubs are significant policy considerations, consistent with Policy <u>SP6</u> SP7. This Policy also provides details of how the cumulative impact of non-residential development is to be considered.</p> <p>3.62-3.76. Outside the development boundaries of Community Hubs, new development will be managed in accordance with Policy <u>SP9</u> SP10 and any other relevant policies of this Local Plan.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM010 | Pages 36-37 | Policy SP9 | <p>SP9-SP8. Managing Development in Community Clusters</p> <p>1. Community Clusters consist of individual or groups of small rural settlements of varying function but with aspirations to maintain or enhance their sustainability through modest levels of appropriate development.</p> <p>2. Residential development will be delivered:</p> <ol style="list-style-type: none"> On saved SAMDev allocations; Through the conversion of existing buildings within or immediately adjoining the built form of the settlement; and On suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings; and By affordable exception sites, cross-subsidy exception sites and entry level exception sites meeting evidenced need and the other requirements of Local Plan Policies. <p>3. Employment development which is of a type and scale appropriate to the settlement and other non-residential development that benefits the rural community by providing required community facilities and infrastructure will be supported where it can be achieved through the reuse of existing buildings or on suitable sites within or immediately adjoining the built form of the settlement and meets other requirements of Local Plan Policy.</p> <p>4. To be considered appropriate, development proposals within Community Clusters must also comply with all of the following:</p> <ol style="list-style-type: none"> Be of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan. The design and layout of development positively responds 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; It maintains the integrity of strategically important gaps between settlements. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan. Cumulatively, any development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans. <p>5. The rural area outside the immediate built form of the settlement and between Community Cluster settlements is considered countryside, as such development will be managed in accordance with Policy SP9 SP40 and any other relevant policies of this Local Plan.</p> <p>6. Existing Community Clusters are identified within Schedule SP2.2 of Policy SP2. New Community Clusters can be brought forward by the community through the Neighbourhood Plan process and will be subject to this Policy and the other requirements of the Local Plan.</p> | Reflecting wider changes. | Shropshire Council. |
| AM011 | Pages 37-38 | Policy SP9 Explanation | <p>Explanation</p> <p>3.63-3.77. The strategic approach to the distribution of development which underpins this Local Plan is one of urban focus, whereby the majority of development is focused into the urban areas identified within Schedule SP2.1 of Policy SP2 of this Local Plan.</p> <p>3.64-3.78. However, recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, the strategic approach to the distribution of development also allows for appropriate development in rural areas.</p> <p>3.65-3.79. Community Clusters consist of individual or groups of small rural settlements of varying function but with aspirations to maintain or enhance their sustainability through modest levels of appropriate development.</p> <p>3.66-3.80. Community Clusters have been identified through a 'bottom-up' approach. Specifically, Shropshire Council has undertaken proactive engagement with Town and Parish Councils, as the elected representatives of communities, in order to understand the aspirations of rural communities, which have not been identified as Community Hubs, over the Local Plan period.</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>Where appropriate this engagement has been informed by the evidence base for this Local Plan and other relevant information in order to allow an intelligent analysis of how communities function and can be improved.</p> <p>3.67-3.81. Following this engagement, where Town and Parish Councils have indicated aspirations for modest levels of appropriate development in a community, whether singly or as a part of a networked group of settlements, in order to maintain or enhance sustainability, Community Clusters have been identified.</p> <p>3.68-3.82. This approach provides Town and Parish Councils as the elected representatives of communities, with an opportunity to appropriately consider and take ownership of decisions about meeting local needs, managing development and maintaining/enhancing sustainability within rural communities which have not been identified as Community Hubs.</p> <p>3.69-3.83. The current Community Clusters in Shropshire are listed in Schedule SP2.3 of Policy SP2 of this Local Plan. As illustrated in Figure SP2.1: Map of Shropshire within the Explanation of Policy SP2, the current Community Cluster settlements are widely distributed across Shropshire.SP2, the current Community Cluster settlements are widely distributed across Shropshire.</p> <p>3.70-3.84. Where appropriate within the Explanation of the Settlement Policies (S1-S18), further information is provided about the specific circumstances, constraints or opportunities present within Community Clusters.</p> <p>3.71-3.85. In recognition of the fact that the needs and aspirations of communities change over time, new communities can 'opt-in' as Community Clusters at a later time, through the Neighbourhood Plan process.</p> <p>3.72-3.86. This policy recognises the diversity of Community Clusters and the settlements within them. It provides the starting point for assessing the appropriateness of development proposals within Community Cluster settlements. However, it is important to emphasise that all relevant policies of this Local Plan will inform decisions on whether development proposals within Community Clusters are appropriate.</p> <p>3.73-3.87. In order to provide certainty to communities and the development industry, this policy includes clear definitions of the types of residential and non-residential development that are considered appropriate within Community Clusters. To prevent fragmented development, no other forms of development are considered appropriate within Community Clusters. It should also be noted that for planning purposes, the countryside between the settlements is not part of the Community Cluster and development proposals in these locations will managed in accordance with Policy SP10 and any other relevant policies of this Local Plan.</p> <p>3.74-3.88. The policy also provides details of how the cumulative impact of development are to be considered.</p> | | |
| AM012 | Page 49 | Policy SP11 Explanation Figure SP11.1 | Figure SP10.1 <u>SP11.1</u> : Location of the West Midlands Green Belt | Reflecting wider changes. | Shropshire Council. |
| AM013 | Page 67 | Policy SP15 | <p>SP15-SP13. <u>Whole Estate Plans</u></p> <p>1. Whole Estate Plans are a method by which Estates can articulate their long-term vision for their land and premises interests and how these will be achieved. In recognition of the nature of Shropshire, and the potentially important role they play in managing land within the County, Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated all of the following:</p> <p>a. The objectives, policies and land use proposals of the Whole Estate Plan complement and are consistent with the objectives and policies of the Local Plan;</p> <p>b. It has been prepared in collaboration with relevant external organisations, including statutory bodies; and</p> <p>c. It has been subject to meaningful public consultation.</p> | Reflecting wider changes. | Shropshire Council. |
| AM014 | Page 67 | Policy SP15 Explanation | <p>Explanation</p> <p>3.151-3.161. <u>Whole Estate Plans</u> are non-statutory plans, produced by Estates themselves, which can cover a number of issues based around the central principle of ensuring sustainable land management. The intention is these are used to express a long-term vision and objectives for the way an Estate manages and utilises its land and assets.</p> <p>3.152-3.162. Given the rural nature of much of Shropshire, it is perhaps unsurprising that there are a large number of Estates active in the County, many of whom are engaged in the preparation of Whole Estate Plans. This policy therefore acknowledges the important role these organisations play in the general day to day management of land and premises, and recognises that there is potentially a planning related role for Whole Estate Plans in the decision making process.</p> <p>3.153-3.163. The policy therefore seeks to identify the considerations which will need to apply before the Council will consider 'endorsing' a Whole Estate Plan as a material consideration in relevant planning decisions. This does not replace the primacy of the Local Plan in decision making, rather it seeks to identify where there could be positive added value to the planning process.</p> | Reflecting wider changes. | Shropshire Council. |
| AM015 | Page 69 | Policy SP16 Explanation Figure SP16.1 | Figure SP16.1 <u>SP14.1</u> Mineral Safeguarding Areas (MSAs) in Shropshire | Reflecting wider changes. | Shropshire Council. |

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| AM016 | Page 72 | Policy SP17 Explanation Table SP17.1 | Table SP15.1 -SP17.4: Forecast Waste Arisings 2018-2038 | Reflecting wider changes. | Shropshire Council. |
| AM017 | Page 82 | Policy DP2 | <p>DP2-DP3. Self-Build and Custom-Build Housing</p> <p>1. Shropshire Council will support appropriately located Self-Build and Custom-Build housing developments where they comply with all relevant policies of this Local Plan.</p> <p>2. 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, are encouraged to make 10% of the dwellings available as serviced plots for Self-Build and Custom-Build developers, particularly where there is an identified need on the Self-Build Register. Where such plots are provided, they should:</p> <p>a. Consist of a range of plot sizes which are generally suitable for detached homes with scaffold margins within the plot boundary and respond to needs identified on the Self-Build Register;</p> <p>b. Be accessible via a suitably adopted or adoptable road at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at planning application stage);</p> <p>c. Be free of 'Party Wall' requirements, unless only developable as a semi-detached or terraced dwelling; and</p> <p>d. When marketed, be serviced, available for purchase and ready for development by a Self or Custom-Builder. This marketing should occur for at least 24 months at a fair plot valuation and in accordance with a marketing strategy to be approved by Shropshire Council.</p> | Reflecting wider changes. | Shropshire Council. |
| AM018 | Pages 82-83 | Policy DP2 Explanation | <p>Explanation</p> <p>4.43-4.98. The UK is a long way behind most other countries when it comes to the proportion of homes built via Self-Build and Custom-Build approaches. The need to look more closely at Self-Build and Custom-Build dwellings as a means of extending the range of both open market and affordable dwellings is as important in Shropshire as it is nationally and is now recognised in the National Housing Strategy 'Foundations for Growth' 2011, the Self Build and Custom Housebuilding Act 2015 and the National Planning Policy Framework (NPPF).</p> <p>4.44-4.99. Shropshire Council as one of the Self-Build Vanguard Authorities promotes the provision of appropriately located individual and group Self-Build and Custom-Build dwellings, where they comply with the all relevant policies of this Local Plan. These dwellings can provide a wider choice of quality homes for owner occupation and can contribute to meeting the needs of different groups in the community. As such they represent part of the solution to achieving mixed and balanced communities.</p> <p>4.45-4.100. Shropshire Council has established and maintains a Self-Build Register for individuals or groups to register their interest in acquiring a serviced plot of land to complete a Self-Build or Custom-Build dwelling. To view or apply for inclusion on the Self-Build Register, please visit the Shropshire Council website at: www.shropshire.gov.uk/affordable-housing/right-to-build/</p> <p>4.46-4.101. According to the SHMA, over the Local Plan period from 2016 to 2038, around 2,400 applications will be made for inclusion on the Self-Build Register. Although not directly comparable, this equates to around 9% of the calculated local housing need. As such it is considered appropriate to encourage larger development sites to make 10% of dwellings available for Self-Build developers, where there is an identified need on the Self-Build Register.</p> <p>4.47-4.102. If Self-Build and Custom-Build plots are to be sold, this should only occur where they have the benefit of planning permission and arrangements for providing access and servicing to the boundary are in place. During the planning application process, the plot provider will be required to enter into any necessary legal agreements or agree to conditions on the planning decision to ensure the roads will be brought up to an adoptable standard and services will be available for connection.</p> <p>4.48-4.103. Self-Build and Custom-Build dwellings for households that are in need of affordable housing and who wish to build their own dwelling are considered under Policy DP7-DP6.</p> | Reflecting wider changes. | Shropshire Council. |
| AM019 | Pages 84-86 | Policy DP3 Explanation | <p>Explanation</p> <p>4.49-4.104. The need for affordable housing is evident throughout the County, there are currently 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>4.50-4.105. As such, on-site affordable housing will be required from residential developments on all sites of more than 0.5ha or 5 or more dwellings in designated rural areas and 10 or more dwellings elsewhere in Shropshire. Recognising the viability of development in Shropshire, the percentage of affordable housing required on site is:</p> <p>a. 10% in the north of Shropshire; and</p> <p>b. 20% in the south of Shropshire.</p> <p>4.51-4.106. The geographic extent of these areas is illustrated on Figure DP3.4 <u>DP4.1</u>:</p> <p>4.52-4.107. Approximately 70% of households on the Councils Choice based housing register are unable to afford home</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>ownership and will continue to require rented affordable homes. This tenure split is reflected in the high cost of market housing in comparison to household earnings. High affordability ratios are evidenced throughout the County and are particularly high in the settlements in the south of the County. Affordable rents should be maintained at 80% of the open market rent or below the maximum Local Housing Allowance Housing Benefit, whichever is the lower to ensure affordability and compliance with Government regulations.</p> <p>4.53-4.108. Affordable homes are made available for sale or rent for households whose needs are not met by the market. The affordable tenures are defined within Annex 2 of the NPPF (2019) as being: affordable housing for rent; starter homes; discounted market sales housing and other affordable routes to home ownership. Guidance in relation to these tenures will be provided in the Housing SPD.</p> <p>4.54-4.109. National policy promotes affordable home ownership and requires at least 10% of new homes built to be available for this. In our towns where most new homes are built, we ask for a minimum of 10% and rising to 20%. Under national policy requirement, this would mean that in areas of 10% only affordable home ownership products would be delivered. Exemptions to this 10% requirement are allowed where this would significantly prejudice the ability to meet the housing requirements of specific groups. High affordability ratios together with the significant number of households on the housing register in need of rented property, means that applying the 10% affordable home ownership requirement would not meet the identified needs.</p> <p>4.55-4.110. Where there is a requirement for affordable housing there is an expectation that this will be provided on-site as an integrated part of the development and promotes social inclusion. Therefore, in lieu financial contributions will only be supported where there are exceptional circumstances. Financial contributions will be required where the amount of affordable housing is less than one dwelling. The Housing SPD will provide further guidance.</p> <p>4.56-4.111. The Council reserves the right to calculate the capacity of the site to accommodate dwellings where it considers that the development proposed is not an appropriate density specifically for the purpose of avoiding the affordable housing threshold. The Council may also consider the overall area and capacity of adjoining parcels of land where development is phased or subject to separate planning applications, where such parcels can be considered to make up a larger site.</p> | | |
| AM020 | Page 85 | Policy DP3 Explanation Figure DP3.1 | Figure DP4.1 DP3.1: Affordable Housing Target Rates | Reflecting wider changes. | Shropshire Council. |
| AM021 | Page 89 | Policy DP5 Explanation | <p>Explanation</p> <p>4.64-4.119. Entry Level exception sites were introduced in the 2019 update to the NPPF. These are sites which offer one or more types of affordable housing, including affordable housing for rent, discounted market sales and housing and other products which provide an affordable route to home ownership as defined in Annex 2 of the NPPF.</p> <p>4.65-4.120. This Policy complement suite of affordable exception site policies being promoted through this plan. The emphasis being in this instance on the need to demonstrate that the need is not already being provided for within this plan.</p> <p>4.66-4.121. An updated Housing SPD is also being prepared to provide detailed guidance on this Policy including the formula for calculating low cost ownership tenures.</p> | Reflecting wider changes. | Shropshire Council. |
| AM022 | Pages 90-91 | Policy DP6 Explanation | <p>Explanation</p> <p>4.67-4.122. Within the rural area, the plan identifies Community Hubs and Community Clusters as the focus for new development, as well as supporting new affordable housing provision where there is evidenced need. There is an expectation that low cost home ownership need will be delivered through large exception (Policy DP5 DP4) and cross subsidy (Policy DP8 DP7) or by policy provision on open market sites. The Council's Right Home Right Place initiative was launched in 2018 to better understand the housing needs of rural communities through housing need surveys and working with communities. This approach has generated greater community understanding of the need to provide a range of types and tenures of affordable housing to address a variety of needs. The Community Led approach to delivering rural housing is actively encouraged by the Council, together with Registered Provider exception site delivery. These delivery opportunities provide a more sustainable pattern of development and assist in the rebalance of rural communities and are the preferred method of rural affordable housing delivery. Where there is no realistic option available through accessibility and/or affordability of the household, then a single plot exception site may be an appropriate route to home ownership.</p> <p>4.68-4.123. Single plot exception sites should not automatically be considered where support is unsuccessful under Policy DP3 DP2. The single plot exception site policy is specifically to address unmet local affordable housing need.</p> <p>4.69-4.124. Demonstrating appropriate circumstances will include: evidence of local connection; being in housing need; and having a need to reside in the local area, including being able to demonstrate why that need cannot be met elsewhere.</p> <p>4.70-4.125. Restrictions on location, size and value of the dwelling will ensure that the dwelling remains affordable to future generations. Specifically, the floorspace of the dwelling should not exceed that prescribed in the Nationally Described Space</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | standards for a four bedroom two storey dwelling for a 6 person household. The Nationally Described Space standards are summarised within the Explanation to Policy DP1. Dwellings in excess of the prescribed floor area will be regarded to be unaffordable. In this regard there will be a requirement for the dwelling to be subject to a legal agreement to protect occupation and value in perpetuity. In defining affordability, the Council will consider average salaries and market values relevant to the local area. 4.71. 4.126. An updated Housing SPD will provide detailed guidance on assessment and treatment of affordable housing exception site schemes. There will also be a revised Information pack available for the single plot exception site scheme. | | |
| AM023 | Page 93 | Policy DP7 Explanation | <p>4.72. 4.127. Permitting exception schemes for local needs affordable housing where there are suitable sites and subject to evidence of need has been a longstanding policy.</p> <p>4.73. 4.128. Exception site schemes are important in providing opportunities for households with a local connection. Shropshire comprises a diverse range and type of communities, from those that are densely populated to those that are more dispersed. The needs of communities are equally variable, particularly with regard to the number and type of affordable housing required. Therefore, there is a need for a variety of delivery mechanisms. The National Planning Policy Framework suggests that Local Authorities should consider allowing some open market housing to facilitate the delivery of affordable housing. This is outlined further in the updated Housing SPD</p> <p>4.74. 4.129. There is an assumption that these schemes will not receive any public sector grant and therefore, the provision of market housing provides an enabling function by facilitating the delivery of local needs affordable housing.</p> <p>4.75. 4.130. In addition, such schemes may be achievable on sites with lower numbers of dwellings and therefore unviable for a wholly affordable scheme. Furthermore, cross subsidy options have the potential to benefit a broader range of housing needs within a settlement, as evidenced in housing need surveys.</p> <p>4.76. 4.131. The policy is intended as a delivery mechanism for affordable housing and not the provision of open market. This is reflected in the need to deliver at least 70% affordable housing tenures and should directly reflect the needs outlined in the housing need survey based on tenure and size of dwellings. This is outlined further in the updated Housing SPD.</p> <p>4.77. 4.132. As with all mixed tenure sites, the affordable housing dwellings should be indistinguishable from the market housing in terms of materials and design and there will be no segregation between the tenures.</p> <p>4.78. 4.133. Whilst there is a preference for registered providers to own and manage affordable housing stock, it is recognised that opportunities are available by other individuals and organisations that may be equally acceptable. There would be a requirement for those who own or manage affordable in addition to the registered providers to be able to demonstrate the ability to manage the affordable housing stock in accordance with the Councils Allocation Policy and management requirements.</p> <p>4.79. 4.134. Local connection criteria or a Local Lettings Plan will be applied to these schemes.</p> <p>4.80. 4.135. Irrespective of any longer term re classification of the land, there should be no expectation that the tenure of the local needs housing on the cross-subsidy site will change as a result of any land use policy change. The site shall remain affordable in perpetuity.</p> <p>4.81. 4.136. Existing Community Clusters are identified within SP2.2 of Policy SP2. New Community Clusters can be brought forward by the community through the Neighbourhood Plan process and will be subject to this Policy and the other requirements of the Local Plan.</p> | Reflecting wider changes. | Shropshire Council. |
| AM024 | Page 99 | Policy DP9 Explanation | <p>Explanation</p> <p>4.92. 4.155. There has been ongoing restructuring in the retail and commercial leisure market since the global financial crisis in 2009. Online sales have continued to rise, most retailers are building less retail floorspace, operators have found that less existing floorspace is required and existing floorspace is being converted into alternative uses. All retail location types; town centres, retail parks and shopping centres, have experienced a rising vacancy rate and an increase in the net loss of retail units</p> <p>4.93. 4.156. Shropshire's high streets have been impacted like everywhere else. It is therefore now more important than ever to evolve the role for town centres and their main retail areas to ensure flexibility and continued vibrancy. Planning policy has an important role to play in the way in how this process is managed.</p> <p>4.94. 4.157. Policy DP10 DP9 therefore provides a flexible base by which to manage and support development in defined town centres and other recognised high streets, and in doing so accepting that these areas will need to expand beyond their more traditional retail roles, incorporating a wider range of main town centre uses as defined by the National Planning Policy Framework. However, it is still important to maintain the integrity of these areas and in doing so the sequential and impact tests continue to apply to proposals in appropriate circumstances.</p> <p>4.95. 4.158. Whilst Shrewsbury has experienced a number of notable closures of national multiple operators recently, the overall offer in the town centre continues to be strong, supported by a well-regarded independent sector and bolstered by the aspirations</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | of the Big Town Plan and associated masterplanning work. Shrewsbury is the only Centre with a defined Primary Shopping Area reflecting the continued importance of retail uses within the overall mix of uses. 4.96-4.159. The current health of the Principal Centres varies, but in each case, there is an increasing need to diversify the mix of uses within town centres. | | |
| AM025 | Pages 100-101 | Policy DP10 | <p>DP10. <u>DP11.</u> Tourism, Culture and Leisure</p> <p>1. To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire’s intrinsic natural and built environment qualities, emphasis will be placed on:</p> <p>a. Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire;</p> <p>b. Promoting connections between visitors and Shropshire’s natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts;</p> <p>c. Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire’s landscape, cultural and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers, meres and mosses. Development must also meet the requirements of Policy DP15 <u>DP14</u>;</p> <p>d. Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including, but not limited to:</p> <p>i. Shropshire Union Canal</p> <p>ii. Shropshire Union Canal - Llangollen branch</p> <p>iii. Shropshire Union Canal - Montgomery branch</p> <p>iv. The Cambrian Railway</p> <p>e. Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas;</p> <p>f. Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible, and do not harm Shropshire’s tranquil nature;</p> <p>g. Development of high-quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the reputation of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or close to an established and viable tourism enterprise where accommodation is required, whilst meeting the requirements of <u>Policy DP25</u> DP24 where appropriate. Where possible, existing buildings should be re-used (development must also accord with Policy <u>SP10</u> SP44).</p> <p>2. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site’s immediate surroundings, and meets the requirements in Policies <u>SP9</u> SP10, <u>DP13</u> DP12, <u>DP17</u> DP16, <u>DP24</u> DP23, <u>SP10</u> SP14 and relevant local and national guidance.</p> <p>3. All proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation and meet the requirements of <u>Policy DP25</u> DP24.</p> <p>Canal side facilities and new marinas:</p> <p>4. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.</p> <p>5. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.</p> <p>6. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.</p> <p>Visitor accommodation in rural areas:</p> <p>7. Proposals for new and extended touring caravan and camping sites should have strong regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.</p> <p>8. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside. Therefore, in addition (to 7) schemes should be landscaped and designed to a high quality, and be at an appropriate capacity and scale.</p> <p>9. Further to 2 and 3 above, any holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside (unless it conforms to para 10</p> | Reflecting wider changes. Clarification. | Shropshire Council. |

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| | | | <p>below) following the approach to open market residential development in the countryside under Policy <u>Policies SP9-SP10 and SP10-SP11</u>.</p> <p>10. Shropshire Council recognises the appeal of a holiday in a rural setting. Therefore permanent holiday let development may be approved in countryside locations provided that it can be demonstrated that the design is of exceptional quality (as outlined in NPPF paragraph 79) and help contribute to <u>Policy DP10-DP11</u>. Any subsequent changes to such holidays lets in these locations (such as change to residential occupation) will be resisted, as per 11 below.</p> <p>11. To retain the benefit to the visitor economy, robust conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation is not used for residential occupation. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy <u>SP9-SP10</u>.</p> <p>12. For existing static caravan, chalet and log cabin sites in areas of high flood risk, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development.</p> <p>13. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites.</p> | | |
| AM026 | Pages 101-103 | Policy DP10 Explanation | <p>Explanation</p> <p>4.97-4.160. <u>4.160.</u> Sustainable tourism and high quality cultural and leisure development can deliver wide ranging benefits for Shropshire by contributing to a successful visitor economy; providing a potential focus for regeneration; supporting the quality of life of local communities; and promoting social inclusion. Along with cultural and leisure development these sectors can play a significant role in ensuring the economic prosperity of Shrewsbury and the Market Towns. Appropriate tourism development in particular can also potentially help sustain rural services and facilities, particularly where they are connected, and contribute towards rural regeneration and community benefit.</p> <p>4.98-4.161. <u>4.161.</u> The policy seeks to promote increased participation in cultural activities, appropriate leisure development, and the further development of a green tourism market that draws on, and develops, the interaction of humans with the produce, heritage and landscape of Shropshire. It is vital this is achieved without detracting from the intrinsic beauty and tranquillity which Shropshire is renowned for. As well as the wider social and health benefits from taking part in cultural and leisure activities and active recreation such as walking, cycling and horse riding, interaction with Shropshire's assets can in turn promote an understanding and appreciation of the natural and built environment.</p> <p>4.99-4.162. <u>4.162.</u> Shropshire has a number of regionally, nationally and internationally recognised attractions including the historic Market Towns of Shrewsbury, Ludlow and Bridgnorth, the Shropshire Hills AONB, the meres and mosses of north Shropshire, RAF Cosford, Shrewsbury's Theatre Severn, Oswestry Hill Fort and festivals such as the Shrewsbury Flower Show, Ludlow Food Festival, Bishop's Castle Walking Festival and Clun Green Man Festival. There are also a number of heritage and religious sites, castles, museums, historic houses, parks and gardens, including Acton Scott Historic Working Farm, which all contribute to the tourism and cultural offer for local communities and visitors alike. Shropshire also has a number of National Cycle Network and walking routes, including Offa's Dyke National Trail that runs alongside the border with Wales. They provide key links beyond Shropshire's border and along with local routes contribute to the offer within Shropshire.</p> <p>4.100-4.163. <u>4.163.</u> The heritage railways and canals contribute to the character and attractiveness of Shropshire. Appropriate regeneration schemes and tourism and leisure development relating to these assets can bring significant wider benefits. The Severn Valley Railway is an internationally renowned asset and schemes seeking to enhance and protect it will ensure its continued success. The Shropshire Union Canal – Llangollen branch, which links with the World Heritage Site of Pontcysyllte Aqueduct and Canal, contributes to the attractiveness of north Shropshire and also connects north Wales with Ellesmere and Whitchurch.</p> <p>4.101-4.164. <u>4.164.</u> Parts of the Cambrian Railway in the north-west have been restored, including the station building in Oswestry. Further restoration of the railway could bring wider benefits for the local economy and communities. The Shropshire Union Canal - Montgomery branch, which has a large number of listed structures along its banks, has close links to the Cambrian Railway and Llanymynech Heritage Area and joins the Shropshire Union Canal - Llangollen branch. The restoration of the canal from Frankton Junction to near Newtown is recognised as a Canal & River Trust Priority One project. In total 13km of the canal on the Welsh border (5.3km in Shropshire) needs to be restored to link-up the canal with mid-Wales. Together, regeneration and appropriate tourist development of these canal and railway assets could form a focus for tourism and regeneration in the north-west of Shropshire and provide links to areas beyond Shropshire's border.</p> <p>4.102-4.165. <u>4.165.</u> The rural and tranquil nature of Shropshire's countryside is also a key component of Shropshire's attractiveness as</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>a visitor destination and significantly adds to the quality of life for residents. It is therefore vital that all tourism, cultural and leisure facilities, particularly in rural areas, are compatible with their location so that Shropshire's unique character and tranquillity is retained.</p> <p>4.103-4.166. <u>4.166.</u> Holiday accommodation can make a positive contribution to the visitor economy and is often supported in locations that are not suitable for residential dwellings. The Council will continue to use conditions to restrict permitted visitor accommodation to residential use to ensure that the economic benefit from visitor accommodation is retained. Conversion of existing holiday lets to residential use potentially negatively impacts on the visitor economy this policy seeks to limit this impact.</p> <p>4.104-4.167. <u>4.167.</u> The policy's support for new and extended development does not seek to promote the further development of owner-occupied second homes. Any tourism-related development in the countryside will only be accepted if the design is of exceptional quality, meaning that any subsequent change from holiday use would still result in exceptionally designed development. The policy reflects the NPPF para 83 – Supporting a prosperous rural economy, by only allowing tourism and leisure developments which respect the character of the countryside.</p> <p>4.105-4.168. <u>4.168.</u> All proposals in the countryside must meet relevant considerations within Policies <u>SP9-SP10, SP10-SP14 and DP11-DP10.</u> In areas of recognised scenic and environmental value proposals must pay particular regard to the qualities of the area and the reasons for designation in line with Policies <u>SP1 and SP4, SP5,</u> as well as relevant Development Management policies and the NPPF.</p> | | |
| AM027 | Page 104 | Policy DP11 | <p>DP11-DP12. <u>DP12.</u> Minimising Carbon Emissions</p> <ol style="list-style-type: none"> 1. New residential development will contribute to reducing the impact of climate change in accordance with Policy SP3 by: <ol style="list-style-type: none"> a. Being designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and: b. Ensuring all proposals for 10 or more dwellings achieve a minimum of 19% improvement in the energy performance requirement in Part L of the 2013 Building Regulations, until such time as the Building Regulations are increased to a level which exceeds this uplift and: c. Ensuring all proposals for the formation of one or more dwellings provide a minimum of 10% of the predicted energy needs of the development from on-site renewable and low carbon energy sources. d. Strongly encouraging all proposals for one or more dwellings and in particular residential development of 50 or more dwellings to: <ol style="list-style-type: none"> i. Achieve zero net-carbon emissions; ii. Maximise the use of on-site district heating and cooling systems, especially where these utilise renewable energy and iii. Maximise opportunities to connect to wider heating and cooling networks both for energy supply and export, especially where these utilise renewable energy 2. New non-residential development of 1,000m² or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating or equivalent standard within an alternative assessment endorsed by Shropshire Council. 3. Where changes to existing buildings, including extensions and alterations, are being undertaken, maximising opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies. 4. The requirements expressed in this policy will apply unless it is demonstrated through open book accounting that they would make the development unviable, having regard to the policy requirements of the Local Plan, in particular the delivery of affordable housing. | Reflecting wider changes. | Shropshire Council. |
| AM028 | Pages 104-105 | Policy DP11 Explanation | <p>Explanation</p> <p>4.106-4.169. <u>4.169.</u> Shropshire Council declared a Climate Emergency in 2019. Climate change represents a major challenge to our way of life and, alongside ensuring that development meets today's needs, comes a responsibility to future generations. The local plan promotes sustainable development, including using resources efficiently. The Climate Change Act, 2008 requires the country to reduce its greenhouse gas emissions by at least 80% (from the 1990 baseline) by 2050. The target was changed in June 2019 to 'net zero carbon emissions by 2050' by The Climate Change Act 2008 (2050 Target Amendment) Order 2019. The Planning and Compulsory Purchase Act, 2004 requires local plans to include policies to tackle climate change. This is reflected in the Government's National Planning Policy Framework which sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.</p> <p>4.107-4.170. <u>4.170.</u> The two main policy responses to climate change are adaptation and mitigation. Adaptation seeks to reduce the risks resulting from climatic changes, for example, through the provision of flood defences. Mitigation seeks to reduce the causes</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>of climate change, such as reducing greenhouse gas emissions from development. This policy sets out measures designed to mitigate carbon emissions.</p> <p>4.108-4.171. The energy hierarchy classifies energy options and sets out that organisations and individuals should pursue energy options in the following order (it should be noted that it is not possible to implement all of these through planning regimes):</p> <ol style="list-style-type: none"> a. Reduce the need for energy; b. Use energy more efficiently; c. Use renewable energy⁷⁸; d. Use low carbon sources⁷⁸; and e. Use conventional energy. <p>4.109-4.172. This policy follows this approach by reducing the need for energy, using energy more efficiently through the design of development and requiring new development to generate some of its energy needs from on-site sources.</p> <p>4.110-4.173. The conservation of fuel, and power and water efficiency are matters that are covered by building regulations; however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations. Government guidance indicates that councils may require compliance with energy standards that exceed the Building Regulations by 19%. The Council considers that new development should reduce greenhouse gas emissions and that setting local requirements for building sustainability is justified.</p> <p>4.111-4.174. Opportunities exist in every development to integrate renewable technologies, such as heat pumps and photo-voltaic cells. The provision needs to be proportionate to the development proposed but as technologies improve and prices fall, building renewables in as an integral part of a scheme will become normal practice.</p> <p>4.112-4.175. Energy efficiency measures and the generation of on-site renewable energy to serve a development's needs must not make the development unviable.</p> <p>4.113-4.176. Larger residential developments have greater scope to incorporate measures that would result in greater levels of energy efficiency. They also offer opportunities to do more by implementing district-wide energy and/or heating schemes. District heating consists of a network to deliver heat to multiple buildings from a central heat source. Heat is generated in an energy centre and then pumped through underground pipes to the buildings, which are usually connected to the network via a heat exchanger. This replaces individual boilers for space heating and hot water. This is a more efficient method of supplying heat than individual boilers and consequently, district heating is considered to be a low carbon technology. District heating schemes have the potential to serve areas beyond that of the development site itself.</p> | | |
| AM029 | Page 105 | Policy DP11 Explanation Footnote | ⁷⁸ Renewable and low carbon energy refers to those sources of energy which are either not depleted, such as wind or solar, or which are finite but which emit low amounts of carbon dioxide. | Reflecting wider changes. | Shropshire Council. |
| AM030 | Pages 106-107 | Policy DP12 | <p>DP12-DP13. The Natural Environment</p> <p>The avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by: Designated sites and priority species and habitats</p> <ol style="list-style-type: none"> 1. Requiring a project-level Habitats Regulations Assessment (HRA) for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where such a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan, measures will be required in accordance with the Plan HRA and supporting documents and/or as set out in the relevant settlement strategies (policies S1 -21); and/or remedial actions identified in the management plan for the internationally designated site as appropriate; and/or policies DP15-DP14, <u>DP16-DP15,</u> DP20-DP19, <u>DP23-DP22</u> and DP26-DP25. Policy DP14-DP13 sets out particular requirements for development in the catchment of the river Clun Special Area of Conservation (SAC). 2. Ensuring that the following types of development are determined in line with national policy: <ol style="list-style-type: none"> a. on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments); or b. resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) 3. Ensuring that all development delivers at least a 10% net gain for biodiversity in accordance with the Environment Act, any future Local Nature Recovery Strategy (LNRS) and policies DP15-DP14, <u>DP16-DP15,</u> DP17-DP16 and DP23-DP22. Natural Assets 4. Ensuring that proposals which are likely to have an adverse effect on any of the following natural assets: | Reflecting wider changes. | Shropshire Council. |

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|-----------------------------------|---------------|---|--|---------------------------|---------------------|
| | | | <p>a. Locally designated biodiversity sites; b. Locally designated geological sites; c. Priority species; d. Priority habitats; and e. Geological assets; f. Habitats created as part of a Biodiversity Net Gain plan and not covered by a Conservation Covenant are accompanied by an Ecological or Geological Impact Assessment as appropriate. This should be carried out by a suitably qualified professional in accordance with industry standards and be proportionate to the scale of the impact and the importance of the asset.</p> <p>5. Ensuring that proposals which are shown to have an adverse effect, directly, indirectly or cumulatively, to those natural assets listed above will only be permitted if it can be clearly demonstrated that: a. there is no satisfactory alternative means of avoiding the adverse effect through re-design or by re-locating on an alternative site and; b. the social or economic benefits of the proposal outweigh the adverse effect.</p> <p>6. Ensuring that where proposals meet these tests, mitigation measures to reduce the harm will be sought in the first instance. Compensation measures for residual harm will only be accepted as a last resort. Mitigation and compensation measures must be demonstrated to be achievable and be in accordance with policies <u>DP15-DP14</u>, <u>DP16-DP15</u>, <u>DP17-DP16</u>, <u>DP18-DP17</u>, <u>DP20-DP19</u>, <u>DP23-DP22</u> and <u>DP24-DP23</u>. Appropriate conditions and/or planning obligations will be used to ensure that such measures are fully implemented and monitored where required.</p> <p>7. Maximising opportunities to increase the quantity, quality and connectivity of natural assets in accordance with policies <u>DP15-DP14</u>, <u>DP16-DP15</u>, <u>DP17-DP16</u> and <u>DP23-DP22</u> through habitat creation and management measures, provision of appropriately designed and suitably located bat and bird boxes and any other such measures e.g. swift bricks, which would support protected or priority species. Trees, Woodlands and Hedgerows</p> <p>8. The retention of trees and a significant increase in the extent and distribution of trees, woodlands and hedgerows in Shropshire will be achieved by: a. Ensuring that for all proposals directly affecting existing trees or where trees are immediately adjacent to a development site, such trees are recorded in line with guidance in the relevant British Standard and that the record is submitted as part of the planning application. Opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature should be considered and documented as part of this; b. Ensuring that applicants provide details as to how retained trees, hedges and hedge banks will be protected prior to, during and after construction; c. Ensuring that no building, hard surfacing, drainage or underground works are permitted that do not accord with the principles of the relevant British Standard and policy <u>DP23-DP22</u> unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed; d. Encouraging new development to plant new trees, woodlands and hedgerows in line with the Shropshire Tree and Woodland Strategy, Shropshire Green Infrastructure Strategy and the provisions of the Environment Act with respect to Biodiversity Net Gain; and e. Ensuring that native species hedgerows are retained on development sites, unless there are overriding public benefits that justify their removal. Where removal is deemed necessary, details addressing the criteria under the Hedgerow Regulations 1997 (as amended) should be submitted to demonstrate the validity of removal along with details of replacement hedgerows. Replacement hedgerows should be of an equal scale, comprise an appropriate mix of native species and where possible, should be provided on site. Where there are gaps in the existing native species hedgerows on the site, the development should provide sufficient additional hedgerow planting, with appropriate native species, to restore continuity.</p> | | |
| AM031 | Pages 108-110 | Policy DP12 Explanation | <p>Explanation 4.114-4.177. This policy sets out the level of protection offered to Shropshire's natural assets. Natural assets include internationally and nationally designated sites, locally designated biodiversity and geological features and priority species and habitats. 4.115-4.178. Such assets provide ecosystem services including; flood relief; soil retention; climate change mitigation and adaptation; carbon sequestration; interception of airborne pollutants; water filtration; amenity value; health and well-being</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>benefits and opportunities for tourism and recreational activities. These services are essential to a thriving economy.</p> <p>4.116-4.179. Internationally and nationally important sites of wildlife conservation and geological interest as well as legally protected habitats and species will be afforded the highest level of protection in line with the relevant legislation and policy. Development proposals affecting or involving the following will be assessed in accordance with the relevant legislation and national policy; European and nationally designated wildlife sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites and Sites of Special Scientific Interest (SSSIs) and all candidate designations; ancient woodland and other irreplaceable habitats and aged or veteran trees;</p> <p>4.117-4.180. The Habitats Regulations Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing and employment uses may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove that harm and these are reflected where relevant in other parts of this Plan. Note: no mitigation measures have yet been identified for development in the river Clun catchment (see policy DP14-DP13).</p> <p>4.118-4.181. However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply sufficient and appropriate information to enable the Council to complete this.</p> <p>4.119-4.182. Where a project-level HRA shows that development may have an adverse effect on the integrity of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.</p> <p>4.120-4.183. Project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with policy DP16-DP45 or developer contributions towards remedial actions identified in the management or action plan for the internationally designated site or in the Place Plan for the area.</p> <p>4.121-4.184. The government announced in 2019 that it would mandate biodiversity net gain to ensure that new development enhances the environment, contributes to our ecological networks and conserves our precious landscapes. The Environment Act will make it mandatory for housing and development to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.</p> <p>4.122-4.185. If net gain is not achievable on-site, the biodiversity gain plan will need to include off-site habitat enhancements, in line with the mitigation hierarchy. The local authority must be satisfied that this is secured through a planning obligation or conservation covenant. If habitats are significantly enhanced within the development site, these improvements must be secured in the same way, or through a planning condition. The biodiversity net gain requirement builds on existing good practice in industry and local planning policy and will include simplified processes for small developments.</p> <p>4.123-4.186. Delivery of biodiversity net gain will be guided by Local Nature Recovery Strategies (LNRSs) and Nature Recovery Networks (NRNs) when available, in accordance with the Environment Act and existing biodiversity evidence bases including the Shropshire Environmental Network and Shropshire Green Infrastructure Strategy. Biodiversity net gain will focus on habitat creation or enhancement where it will achieve the greatest benefits for nature and communities.</p> <p>4.124-4.187. The principle behind the natural assets section of the policy follows the hierarchy of:</p> <ol style="list-style-type: none"> a. Avoid loss or damage; b. Where the public benefits of the development clearly outweigh the value of any assets affected, provide adequate mitigation measures for any full or partial harm or loss; c. As a last resort, where neither avoidance nor mitigation is reasonably possible, provide adequate compensation measures. <p>4.125-4.188. Development proposals must firstly assess whether they are likely to affect a natural asset, using current accepted guidance and best practice. The assessment should be proportionate to the effect and the nature of the proposal. Effects can be direct, indirect or cumulative. Where an adverse effect is identified, further work should be carried out to define the significance of the effect as well as the social or economic benefits of the proposal.</p> <p>4.126-4.189. Where loss or damage to an asset is likely then all reasonable alternative methods of delivering the proposal should be considered. If no solution can be found, through use of an alternative site or redesign to avoid harm for example, and the demonstrated social or economic benefits of the proposed development clearly outweigh the harm to that asset, then mitigation and compensation measures will be sought through planning conditions or planning agreements.</p> <p>4.127-4.190. Proposals should demonstrate that on-site mitigation or compensation measures are not feasible, before off-site measures will be considered. Offsite compensation measures, including tree and/or hedge planting, will be considered within the</p> | | |

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| | | | <p>same settlement or Place Plan area in which the development is located. All on- and off-site compensation, mitigation or offsetting measures should be accompanied by a management plan detailing management and implementation provisions and indicating how these will be resourced, both financially and practically over an agreed timescale.</p> <p>4.128-4.191. If neither on- nor off- site mitigation or compensation is possible, applicants will be encouraged, where appropriate, to make a contribution via a section 106 agreement to funds to support the conservation and enhancement of natural assets (including the planting of trees, woodland and hedgerow) more widely in Shropshire in accordance with the Green Infrastructure Strategy, the Place Plans, any Local Nature Recovery Strategy and other relevant Shropshire Council strategies for the natural environment.</p> <p>4.129-4.192. Locally designated biodiversity and geological sites include Local Wildlife Sites, Local Geological Sites, Local Nature Reserves and Local Green Spaces where the latter are notified (at least in part), for their wildlife value. Priority species and habitats are listed in the section 41 of the NERC Act 2006.</p> <p>4.130-4.193. Where habitat enhancement or creation measures 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.</p> <p>4.131-4.194. Trees, woodlands and hedges are integral and significant features in Shropshire's landscapes and townscapes and their retention and proper management is an essential factor in maintaining local distinctiveness and combatting climate change. Existing trees, woods and hedges make an important contribution to public amenity, biodiversity, landscape, heritage and ecosystem services and make a significant contribution to the character of buildings and settlements,</p> <p>4.132-4.195. Developers should provide a detailed tree survey as part of a planning application. This should be carried out in accordance with the relevant British Standard. Where trees are proposed to be removed, it should be demonstrated in the planning application the reasons for the removal and any proposals for replacement trees. Where appropriate, replacement trees or mitigation measures will be sought / secured primarily through sustainable design agreed prior to the determination of the application and subsequently consolidated through the imposition of planning conditions.</p> <p>4.133-4.196. Development proposals should ensure that proposed building works will not encroach into tree exclusion zones and that retained trees are protected during construction in accordance with the relevant British Standard. These measures should be outlined in the planning application.</p> | | |
| AM032 | Page 111 | Policy DP13 Explanation Figure DP13.1 | Figure- DP13.4 DP14.1 : Extent of the River Clun Catchment | Reflecting wider changes. | Shropshire Council. |
| AM033 | Page 112 | Policy DP13 Explanation Footnote | ⁸ Shropshire Council has produced a Guidance Note on Development within the river Clun catchment which gives information on what types of development are not likely to damage the SAC and the information needed to support such applications www.shropshire.gov.uk/media/1874/gn12-development-within-the-river-clun-catchment.pdf | Reflecting wider changes. | Shropshire Council. |
| AM034 | Page 116 | Policy DP15 | <p>DP15-DP16. Open Space and Recreation</p> <ol style="list-style-type: none"> 1. To ensure people have sufficient opportunities to play, walk and generally stay healthy, the delivery of good quality, accessible and well-maintained open space is an essential part of new development. 2. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: <ol style="list-style-type: none"> a) an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. 3. There is an expectation that new housing developments provides on-site open space provision equivalent to 30sqm per person, assuming one person per bedroom. However, consideration will be given to reducing this level of provision in instances where the development is able to provide a particularly high quality of open space on site which meets the needs of all residents. 4. For developments where an adverse effect on the integrity of an internationally or nationally designated wildlife site due to recreational impacts has been identified (in accordance with Policy DP13-DP14 or the HRA for this Plan) particular consideration will be given to the need for semi-natural open space provision in excess of 30sqm per person. 5. In line with Policy DP15-DP14, there is a preference for open space provision to form an integral part of opportunities to improve green infrastructure networks. In circumstances where this cannot be achieved, open space provision should be located appropriately within the site in order to offer the best opportunity for access to all residents. Where sufficient open space provision is not possible, an appropriate off-site provision will be sought. In all cases fragmented parcels of open space will not be acceptable. | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>6. Consideration will be given to the need for housing developments to provide functional areas of play and recreation as part of their open space provision in proportion to their scale. Proximity and accessibility to existing quality play facilities will be taken into account in determining the level of need for such facilities. Where on-site provision is required, this will be located appropriately within the site, and must be accessible to all residents.</p> <p>7. The outcomes of the Shropshire Playing Pitch and Open Space Strategy (PPOSS) and the Leisure Facilities Strategy will be taken into account in determining the level and type of sport and recreational facilities required to meet the needs of new development. Reference should also be made to the relevant Place Plan for other community identified needs for open space.</p> <p>8. Where necessary, consideration will be given to seeking to address any settlement constraints as part of new development, either on-site or by way of a developer contribution for off-site provision.</p> <p>9. For non-residential development, open space provision should be design-led and informed by the character and context of the development proposed.</p> <p>10. Areas of open space will be managed and maintained in perpetuity by way of legal agreement.</p> | | |
| AM035 | Page 117 | Policy DP15 Explanation | <p>Explanation</p> <p>4.146. 4.212. The provision of good quality and accessible open space is an essential part of new development. The benefits of this are many, from the encouragement of healthier lifestyles to the creation of more cohesive communities and neighbourhoods. Whilst good quality open space can define a housing development for the better, poor quality open space is often equally as noticeable.</p> <p>4.147. 4.213. Policy DP16-DP15 outlines the standards expected in the creation of open space on new development. When read alongside Policy DP15-DP14, these policies provide a clear emphasis for using open space provision as a means of creating and improving green infrastructure links as a priority wherever possible. However, where this cannot be achieved there are many benefits of creating good quality open space on site. On site open space provision can include a range of uses, such as formal and informal sport and recreation space, general amenity space, allotments, and can include dual purposes uses such as surface water drainage. However, whatever its form, the importance lays in its accessibility and usability.</p> <p>4.148. 4.214. The policy provides the quantum of open space which will be sought from development as a starting point for discussions. However, it is recognised the provision of open space should not be driven purely by mathematical calculation, and with this in mind the Council will apply the notion of 'quality over quantity', especially in those instances where a development is proposing an exceptionally high standard of provision. Equally, the Council will not accept open space proposals which provide fragmented and disjointed spaces, even if this technically complies with the quantum of open space sought.</p> <p>4.149. 4.215. The Shropshire Playing Pitch and Open Space Strategy (PPOSS) provides an audit of existing outdoor sports facilities in Shropshire structured along geographical groupings of Place Plan areas. It covers football, cricket, rugby union, hockey, tennis, netball and crown green bowls and was prepared in consultation with Sport England, each sport's National Governing Body (NGB) and relevant sports clubs in Shropshire.</p> <p>4.150. 4.216. The PPOSS identifies areas of deficit and surplus provision (including ancillary facilities) and provides recommendations on the type and amount of sports pitches needed to support housing growth. The Council will use the PPOSS in consultation with Sport England and relevant NGBs to determine playing field investment priorities arising from planning proposals. Sport England's Playing Pitch Calculator (PPC) will form the basis for determining the level of developer contributions. The PPOSS will be reviewed annually and updated in line with Sport England guidance as necessary.</p> <p>4.151. 4.217. The Shropshire Leisure Facilities Strategy performs the same function as the PPOSS but covers sports halls, swimming pools, fitness facilities, indoor bowls and squash courts. It identifies qualitative and quantitative needs arising from planned growth. As with the PPOSS, the Council will use the Leisure Facilities Strategy to guide future investment needs arising from development, for indoor sports facilities.</p> <p>4.152. 4.218. The Shropshire Place Plans set out community aspirations for open space provision and development will be expected to deliver these wherever possible.</p> | Reflecting wider changes. Correction. | Shropshire Council. |

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| AM036 | Page 118 | Policy DP16 | <p>DP16. <u>DP17.</u> Landscaping of New Development</p> <p>To create and maintain an attractive and well-designed environment, development proposals will be expected to provide landscaping on site, unless the Council agrees that off-site landscaping would be more appropriate. Landscape schemes should meet all of the following:</p> <ol style="list-style-type: none"> 1. Existing natural, semi-natural and formal landscape features as well as the presence of heritage assets and/or their settings, on and in the vicinity of the site should be recorded as part of a detailed survey in accordance with the principles of the relevant industry guidance and best practice 2. Existing features of landscape or ecological value or with heritage significance should be conserved and enhanced in accordance with Policies DP13-DP12, DP24-DP23 and DP25-DP24. Scheme design should be sympathetic to their importance to avoid harm. Proposals within or affecting the Shropshire Hills AONB should also refer to the AONB Management Plan for guidance. 3. The proposed landscaping scheme should take into account: <ol style="list-style-type: none"> a. The existing character of the site (see also Policy DP18-DP17); b. The existing character in the vicinity of the site, including proposed landscaping as part of adjacent development proposals, in line with Policy DP18-DP17; c. Constraints such as flood risk (see also Policy DP22-DP21) utility and service corridors; d. Heritage assets and their settings on site and in the vicinity (see also Policy DP24-DP23); e. Soil type (see also Policy DP19-DP18); f. Ecological value (see also Policy DP13-DP12); g. The proposed function of the development; h. Opportunities to contribute to green infrastructure in accordance with Policy DP15-DP14; and to provide a diverse and interesting design which integrates with and makes a positive contribution to its surroundings (see also Policy DP17-DP16). 4. New tree planting as part of a proposed landscaping scheme should be selected, planted and established in accordance with current best practice guidance within the relevant British Standard and Policy DP13-DP12. Native species of local provenance are preferred. 5. Hedgerow and shrub planting and other soft landscaping should include specimen trees with a mature height up to 15-20 metres within both the hard and soft landscaped areas. 6. Trees within adoptable areas should be incorporated as part of the infrastructure planning and design stage in accordance with current best practice. | Reflecting wider changes. | Shropshire Council. |
| AM037 | Pages 118-119 | Policy DP16 Explanation | <p>Explanation</p> <p>4.153. <u>4.219.</u> The space that surrounds and is between buildings as well as the boundaries of development sites can be just as important as the buildings themselves. Such landscaping is important not only for its visual qualities, but it can also help with climate regulation, biodiversity and the general mental wellbeing associated with being outdoors in a green space. Green roofs and walls can contribute to a feeling of naturalness Published research identifies the benefits of green environments and landscaping in residential areas, the workplace and the streetscape. As part of the planning of developments, landscaping should be considered from the outset. The type and location of landscaping proposed is important as it makes a crucial contribution to the sense of place and helps to integrate new development with its surroundings.</p> <p>4.154. <u>4.220.</u> Care should be taken when designing landscaping schemes in line with Policies DP13-DP12, DP15-DP14, DP16-DP15, DP18-DP17, DP19-DP18, DP23-DP22, DP24-DP23 and DP25-DP24 and arrangements should be made to ensure the future survival of features provided and to avoid future maintenance problems.</p> | Reflecting wider changes. | Shropshire Council. |
| AM038 | Page 120 | Policy DP17 | <p>DP17. <u>DP18.</u> Landscape and Visual Amenity</p> <ol style="list-style-type: none"> 1. Development proposals should respect, safeguard, and wherever possible, restore or enhance landscape character and visual amenity in Shropshire. 2. All major development proposals and developments which are likely to generate significant effects as a result of the presence of highly sensitive landscape (see Policy DP25-DP24 for the Shropshire Hills Area of Outstanding Natural Beauty) and visual receptors and/or high magnitude of effect, must be accompanied by an appropriate and proportionate assessment of landscape and visual impacts, unless it is agreed by the Council that this is not necessary. The assessment of landscape and visual impacts must follow industry good practice, be carried out by a suitably qualified and experienced landscape professional and be sufficient to determine the significance of predicted effects on landscape character, landscape elements and visual amenity. Assessment of landscape effects must take account of the landscape characterisation set out in the Shropshire Landscape Typology, and where applicable, the Shropshire Landscape and Visual Sensitivity Study. | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>3. Significant adverse landscape and visual effects, either individually or cumulatively with other relevant proposed or existing developments, will be a material consideration in determining planning applications. Where such effects are identified, then the landscape and visual impact assessment should also provide details of measures to prevent or avoid these in the first instance. Measures to reduce such impacts should be identified before measures to offset or compensate any residual effects are set out. The nature of any landscape and visual effects remaining should be clearly defined to enable the impact of the proposal on landscape character to be identified.</p> <p>4. Proposals which safeguard key landscape and visual receptors, lead to the strengthening of landscape character or an improvement in visual amenity will be supported subject to other plan policies. Applicants should refer to the design guidelines section of the Shropshire Landscape and Visual Sensitivity Study (where appropriate) for guidance.</p> | | |
| AM039 | Pages 120-122 | Policy DP17 Explanation | <p>Explanation</p> <p>4.155-4.221. The definition of landscape is broad. The UK has signed and ratified the European Landscape Convention (ELC) since 2002, and the ELC adopts a definition of landscape as follows; ‘Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors (Council of Europe, 2000)’.</p> <p>4.156-4.222. The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead, it encourages a focus on landscape as a resource in its own right. Whilst it includes the visual appearance of land, including shape, form and colour, it is the interrelationship of the natural factors of geology, topography, soils, ecology and the human factors of land use, archaeology and architecture which influence the formation of landscape.</p> <p>4.157-4.223. In addition to the ELC definition of landscape, visual amenity is defined in GLVIA3 as; ‘The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.’</p> <p>4.158-4.224. Shropshire offers a diverse range of scenery, from the large lakes and rolling pasturelands around Ellesmere in the north, to the hidden heritage of the Clee Hills with their stark industrial ruins in the south. The landscape forms an integral part of the County’s economy, not only because of the farming industries it sustains but also because of the residents, tourists and investors it attracts. The importance of the County’s landscape is recognised as being part of the area’s special appeal, with the Shropshire Hills being formally designated as an Area of Outstanding Natural Beauty (AONB). Great weight should be given to conserving landscape and scenic beauty in AONBs (national policy and Policy DP25- DP24) and the statutory Shropshire Hills AONB Management Plan can be a material consideration in development management decisions.</p> <p>4.159-4.225. The Council places a high priority on the conservation and enhancement of the landscape character and visual amenity of the distinctive landscapes of Shropshire for their own sake, so that they can contribute to quality of life in the County.</p> <p>4.160-4.226. The Shropshire Landscape Typology provides a statement of the existing landscape character features and attributes which make up the 27 distinctive landscape types within the County. The Shropshire Landscape and Visual Sensitivity Study assesses the landscape around all the settlements identified for growth in this Plan. It looks at landscape character and visual amenity and identifies how sensitive each is to change caused by housing and employment development.</p> <p>4.161-4.227. There are no statutory criteria or standards laid down for the assessment of landscape and visual impacts which may arise from development. However, best practice for this area of work in the UK is set out in the ‘Guidelines for Landscape and Visual Impact Assessment’ 3rd Edition (GLVIA3), published by the Institute of Environmental Management and Assessment and the Landscape Institute in 2013 (Landscape Institute, 2013).</p> <p>4.162-4.228. Landscape and visual effects are separate, but closely linked. An assessment of landscape effects deals with the effects of change and development on landscape as a resource and how a development may affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character. An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity, and how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change to or loss of existing elements of the landscape and/or introduction of new elements.</p> <p>4.163-4.229. Assessment of landscape and visual effects may be carried out formally, as part of an Environmental Impact Assessment, when a Landscape and Visual Impact Assessment (LVIA) should be carried out in accordance with the requirements of the Environmental Impact Assessment Regulations 2017, or as an informal assessment known as a Landscape and Visual Assessment. Assessment. The assessment should be used as part of an iterative design process.</p> <p>4.164-4.230. As a minimum, an LVIA or LVA submitted to the Council for consideration should be prepared taking into account the following:</p> <p>a. An emphasis on the identification of likely significant effects;</p> <p>b. An approach which is proportional to the scale of the project that is being assessed and the nature of its likely effects;</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>c. Judgements based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others;</p> <p>d. Evidence of the competency of the author should be provided;</p> <p>e. A detailed methodology for the assessment of effects should be included;</p> <p>f. Assessments should be provided separately for landscape and visual effects whilst understanding the overlap between them;</p> <p>g. Assessments of landscape effects should include both the physical elements that make up the landscape as well as landscape character. Assessment of effects on landscape character should have regard to the published character assessments contained in Natural England’s National Character Area profiles and the Shropshire Landscape Typology, and where appropriate, the assessments contained in the Shropshire Landscape and Visual Sensitivity Study</p> <p>h. Where appropriate, assessment of landscape character at a site-specific level should be undertaken;</p> <p>i. Identification of the potential for and assessment of cumulative landscape and visual effects; and</p> <p>j. Identification of appropriate mitigation measures.</p> <p>4.165-4.231. <u>4.231.</u> GLVIA3 sets out best practice for the assessment of landscape and visual effects and provides a framework which may be tailored to fit the needs of a particular project. In addition, an LVIA/LVA should take account of the guidance set out in Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019). In considering the content of an LVIA/LVA, the Council will have regard to the guidance in Technical Guidance Note 1/20 Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs) (The Landscape Institute, 2020).</p> | | |
| AM040 | Page 129 | Policy DP20 | <p>DP20- DP21. <u>DP21.</u> Water Efficiency</p> <p>All new development will be expected to minimise the use of water to reduce environmental degradation, increase sustainability and mitigate the effects of climate change in line with Policy SP3. To achieve this:</p> <ol style="list-style-type: none"> 1. New housing will be expected to meet the Building Regulations’ 110 litres per person per day standard for water¹, as recommended by the Shropshire Water Cycle Study. Proposals not meeting this standard must demonstrate how and why it cannot be attained. 2. Non-domestic buildings will be expected to reach ‘Good’ BREEAM status or equivalent status within an alternative assessment endorsed by Shropshire Council, for water efficiency as a minimum, unless it can be demonstrated that this would make the development unviable. 3. Major development schemes will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of bringing about behavioural change with regards to water use. <p><small>¹ As currently set out in Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments).</small></p> | Reflecting wider changes. | Shropshire Council. |
| AM041 | Page 129 | Policy DP20 Explanation | <p>Explanation</p> <p>4.182-4.248. <u>4.248.</u> Water resources are under pressure in England. The Shropshire Water Cycle Study (2020) reports that the Environment Agency and Natural Resources Wales’ assessment of the Severn Trent and United Utilities supply regions classes them as areas of “moderate” water stress. Lowering water consumption levels is therefore important to prevent further deterioration.</p> <p>4.183-4.249. <u>4.249.</u> It is widely recognised that the climate is changing and in response Shropshire Council declared a climate emergency in May 2019. Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs, and therefore contribute directly to emissions of greenhouse gases. Water efficiency thus reduces energy use and carbon emissions.</p> <p>4.184-4.250. <u>4.250.</u> It is important therefore that new development does not result in an unsustainable increase in water abstraction. This can be achieved in a number of ways but this policy focusses on reducing the water demand from new housing.</p> <p>4.185-4.251. <u>4.251.</u> The Government has introduced an optional new Building Regulation standard that can be required through a Local Plan policy if it addresses a clearly evidenced need and its impact on viability has been considered. The Council can then apply the optional requirement as a planning condition on residential development proposals. This will be overseen by Building Control bodies (local authorities or approved inspectors). The optional requirement set out in the Building Regulation restricts water use to 110 litres per person per day whereas the normal requirement is 125 litres per person per day. The Shropshire Water Cycle Study recommends that new residential development in Shropshire adopts the 110 litres per person per day standard. This has been considered through the Shropshire Viability Study and forms the basis for this policy. It can be met through either a fittings-based approach, which imposes maximum consumption rates for various fittings such as WCs, basin taps, and showers, or by calculating the whole house water consumption using a ‘water efficiency calculator’ for new dwellings.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM042 | Page 136 | Policy DP23 | <p>DP23. <u>DP24.</u> Conserving and Enhancing the Historic Environment</p> <p>Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, by:</p> <ol style="list-style-type: none"> 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset's significance. 3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework. 4. Ensuring that proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that on balance, the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account: <ol style="list-style-type: none"> a. The degree of harm or loss of significance to the asset and/or its setting; and b. The importance of the asset; and c. Any potential beneficial use. 5. Where such proposals are permitted, measures will be required to: <ol style="list-style-type: none"> a. Mitigate and record the loss of significance to the asset and/or its setting; and b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact. 6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition. 7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning documents, where applicable. | Reflecting wider changes. | Shropshire Council. |
| AM043 | Pages 136-138 | Policy DP23 Explanation | <p>Explanation</p> <p>4.202. <u>4.268.</u> This policy sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.</p> <p>4.203. <u>4.269.</u> Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments. Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings (including those associated with our industrial past such as canals, warehouses and other similar structures) historic farmsteads, the historic character of the landscape as expressed in the patterns of fields and woods and includes locally derived building materials and the distinctive forms, details and design of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.</p> <p>4.204. <u>4.270.</u> Through their contribution to the character of the County, heritage assets play an important role in promoting economic regeneration and growth.</p> <p>4.205. <u>4.271.</u> This policy is based on the following hierarchal approach:</p> <ol style="list-style-type: none"> a. Wherever possible, avoid harm or loss to the significance of heritage assets, including their settings; b. Where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide mitigation measures for any loss of significance to the affected heritage asset, including the setting; c. Where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance. <p>4.206. <u>4.272.</u> In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets including their setting, is fully understood. A Heritage Assessment is therefore required for any development proposals which is likely to affect the significance of a heritage asset, including its setting. Where necessary, the Heritage Assessment should include a qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Monument; a World Heritage Site or a Registered Park and Garden; a Registered Battlefield and all non-designated heritage assets.</p> <p>4.207. <u>4.273.</u> The level of detail provided in a Heritage Assessment should be in proportion to the significance of the heritage</p> | Reflecting wider changes. Correction. | Shropshire Council. |

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| | | | <p>asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.</p> <p>4.208-4.274. Heritage assets are a finite, non-renewable resource and great care must be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy.</p> <p>4.209-4.275. Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to mitigate the loss will be required. These may include but are not limited to, design or landscaping measures and/or the use of appropriate building materials or construction methods in accordance with relevant policies of this Plan. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publicly accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale.</p> <p>4.210. <u>4.276.</u> Shropshire has a rich diversity of heritage assets, which make an important contribution to the County’s character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets in line with Policy DP15-DP44 to provide benefits to both the natural and historic environment.</p> | | |
| AM044 | Pages 139-141 | Policy DP24 Explanation | <p>Explanation</p> <p>4.211-4.277. Areas of Outstanding Natural Beauty (AONB) represent areas of the highest scenic quality, and, in landscape terms, are deemed in government policy to have equal landscape quality and protection to National Parks. The primary purpose of the Area of Outstanding Natural Beauty designation is to conserve and enhance natural beauty.</p> <p>4.212-4.278. ‘Natural beauty’ encompasses the natural and human elements that make the AONB distinctive – geology and landform, climate and soils, wildlife and ecology, the history of human settlement and land use, archaeology and buildings, cultural associations and people. In line with national policy, great weight will be given in planning decisions to the purpose of AONB designation, and account taken of the policies and guidance within the AONB Management Plan as a material consideration.</p> <p>4.213-4.279. The legal framework for Areas of Outstanding Natural Beauty is set out in Part IV of the Countryside and Rights of Way Act 2000 (CROW). Section 85 of the CROW Act places a legal duty on the Council: “In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.”</p> <p>4.214-4.280. The National Planning Policy Framework(NPPF) advises that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty” but also that due regard is had to the economic and social well-being of all rural communities.</p> <p>4.215-4.281. This policy reflects the strategic objectives of this legal framework, giving priority to the natural beauty of the Area of Outstanding Natural Beauty.</p> <p>4.216-4.282. The Shropshire Hills Area of Outstanding Natural Beauty is a living landscape encompassing a variety of character areas and a range of settlements. The key components of the AONB landscape are the hills, farmed countryside, woodlands, rivers and river valleys. Other special qualities are found across the whole designated area and include, geology, wildlife, heritage assets, environmental and scenic quality, tranquillity, culture and opportunities for enjoyment.</p> <p>4.217-4.283. The Shropshire Hills AONB covers two local authority areas: Shropshire and Telford and Wrekin. The Councils work together to safeguard the future of this shared nationally protected area through the Shropshire Hills AONB Partnership. The AONB Partnership prepares the statutory 5-year AONB Management Plan and this is then formally approved by both local authorities. The AONB Management Plan may be used to as a material consideration in the determination of planning</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>applications.</p> <p>4.218-4.284. All development in the AONB should be sustainable, consistent with the primary purpose of the designation and support the special qualities of the AONB as set out in the AONB Management Plan.</p> <p>4.219-4.285. Section 1 of policy expects all development affecting the Shropshire Hills AONB to conserve the area's natural beauty. Development should also, wherever possible, provide for positive enhancement. The Council recognises that not all development can enhance natural beauty, but where there are opportunities to do so, then these should be taken.</p> <p>4.220-4.286. Section 2 of the policy is taken from paragraph 172 of the NPPF which sets out a public interest exception test for major development: this Plan policy uses the definition of major development in Annex 2 of the NPPF. In applying this policy, the Council will require developers to provide an assessment proportionate to the scale of the proposal and its effect, for all major development within the AONB. Reference should be made to the relevant sections of the AONB Management Plan in preparing this assessment and to other policies in this plan which cover natural and historic assets, landscape and visual amenity, design of development and green infrastructure (SP4SP5, DP13-DP12, DP15-DP14, DP16-DP15, DP17-DP16, DP18-DP17, DP19 DP18, DP20-DP19 and DP23-DP22).</p> <p>4.221-4.287. Section 3 of the policy covers those instances where major development passes the tests set out in section 3 and is permitted. In these circumstances, any harm remaining after the detrimental effects on the environment, the landscape and recreational opportunities have been moderated, will require mitigation measures in the first instance and compensation measures in the second. The AONB Management Plan contains information on such measures. Applicants should also be able to demonstrate that all mitigation and compensation measures do not cause harm in themselves and are capable of being implemented, preferably before work commences, but in any event, during the lifetime of the permission.</p> <p>4.222-4.288. Section 4 of the policy relates to minor development in the AONB and any type of development outside the designated area which is likely to have a significant adverse effect on the AONB's special qualities. Section 85 of the CROW Act requires the Council to have regard to Area of Outstanding Natural Beauty purposes in the exercise of their functions not only in relation to land within the AONB itself but also as they might affect land in an AONB. For example, views into and out of the Area of Outstanding Natural Beauty from key visitor viewpoints can be very significant. Developments which, by virtue of their nature, size, scale, siting, materials or design are likely to have a significant adverse impact, on the natural beauty and special qualities of the Shropshire Hills AONB will be resisted. Where less than significant adverse effects are identified, it must be remembered that these still erode natural beauty and moreover, they may accumulate over time to create a significant effect in combination. All such lesser adverse effects should be minimised wherever possible.</p> | | |
| AM045 | Page 142 | Policy DP25 | <p>DP25-DP26. Infrastructure Provision</p> <p>1. New development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by other means.</p> <p>2. For new development where the Community Infrastructure Levy (CIL) applies, priority will be given to using CIL funds to support any critical or statutory infrastructure requirements resulting from the development.</p> <p>3. CIL funds derived from specific development which are not required to make the development acceptable in planning terms, will be prioritised according to the infrastructure needs of communities identified in the Shropshire Place Plans and the <u>Shropshire Strategic Infrastructure and Investment</u> Local Infrastructure Plan.</p> <p>4. On proposals where it is considered CIL funds will not be sufficient to meet the specific infrastructure needs of development, consideration will be given to applying additional Section 106 contributions for specific infrastructure items where this meets national requirements for planning obligations.</p> <p>5. For development where the CIL does not apply, necessary infrastructure improvements will be secured through planning obligations where this meets national requirements.</p> | Agreed during the Stage 1 Hearing Sessions. Reflecting wider changes. | Shropshire Council. |
| AM046 | Page 151 | Policy DP28 Explanation Figure DP28.1 | Figure DP28.1 <u>DP29.1</u> : Hierarchy of Sustainable Transport | Reflecting wider changes. | Shropshire Council. |
| AM047 | Page 162 | Policy DP32 Explanation Figure DP32.1 | Figure DP32.1 <u>DP33.1</u> : The Waste Hierarchy | Reflecting wider changes. | Shropshire Council. |

| Additional 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) |
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| AM048 | Pages 163-164 | Policy DP33 Explanation | <p>Explanation</p> <p>4.282-4.348. Shropshire Council supports the objective of achieving 'Zero Waste to Landfill', whereby the value of resources consumed in Shropshire is fully captured in a way consistent with the Waste Hierarchy. No new landfill sites are therefore proposed or identified, but detailed policy criteria are required as a benchmark against which to assess any applications for new or extended landfill or landraising sites which may come forward during the Plan period.</p> <p>4.283-4.349. Natural geology and the geography of water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater. The availability of landfill void in Shropshire is declining and only one landfill site accepting mixed (non-hazardous) waste now remains operational near Ellesmere. National guidance from the Environment Agency restrict or prevent landfill and land raising sites where there is a significant risk that water quality could be adversely affected. Any proposals for new or extended landfill or landraising sites should comply with relevant water management and protection policy requirements.</p> <p>4.284-4.350. Where landfill or landraising 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.</p> | Reflecting wider changes. | Shropshire Council. |
| AM049 | Page 170 | Policies S1.2-S1.4 Explanation | <p>Explanation</p> <p>5.18-5.23. No settlements within the Albrighton Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.19-5.24. The small village of Beckbury is inset (not included) in the Green Belt and is treated as countryside under Policy <u>SP9</u> SP10 and other relevant policies of the Local Plan. The remaining rural area is designated as Green Belt as such national policies on Green Belt, Policy <u>SP10</u> SP14 and other relevant policies of the Local Plan apply.</p> | Reflecting wider changes. | Shropshire Council. |
| AM050 | Page 171 | Policy S2.1 | <p>S2.1. Development Strategy: Bishop's Castle Key Centre</p> <p>1. Bishop's Castle will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, delivering around 150 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. The Plan HRA identifies that development in Bishop's Castle is likely to have an adverse effect on the River Clun SAC so Policy DP14 <u>DP13</u> applies. Mitigation measures will also <u>also</u> be required to remove any adverse effect from increased recreational pressures <u>pressure</u> arising from development in Bishop's Castle on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP13 <u>Policies DP12, DP15</u> DP14 and <u>DP16</u> DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> <p>3. A Neighbourhood Plan is being progressed for the Bishop's Castle Town Council area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Bishop's Castle.</p> <p>4. New residential development will primarily be delivered through the saved SAMDev residential allocation and any residential development allocated within the Bishops Castle Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Bishop's Castle development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Bishop's Castle Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with <u>relevant policies of this Local Plan and</u> the Bishops Castle Neighbourhood Plan and relevant policies of this Local Plan.</p> <p>5. New employment development will be delivered through the saved SAMDev employment allocation and any employment development allocated within the Bishop's Castle Neighbourhood Plan. This will be complemented by any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Bishop's Castle Neighbourhood Plan.</p> <p>6. New retail development will be directed towards the town centre, in line with Policy DP10 <u>DP9</u>, where it will benefit from and 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. 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>8. Development proposals will be expected to positively respond to policies and guidelines identified within the Bishop's Castle Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> | Reflecting wider changes. Correction. | Shropshire Council. |

| Additional 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) |
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| AM051 | Pages 171-172 | Policy S2.1 Explanation | <p>Explanation</p> <p>5.20-5.25. Bishop's Castle provides services and facilities for a large, remote, deeply rural and in places sparsely populated part of south Shropshire. The nature and scale of future development is designed to maintain and enhance this small settlement's role as a Market Town.</p> <p>5.21-5.26. Appendix 5 and 6 of this Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Bishop's Castle, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of this Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> <p>5.22-5.27. Bishop's Castle lies to the west of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and much of the remainder of the Place Plan area is within this nationally designated landscape.</p> <p>5.23-5.28. The town's medieval settlement pattern with its narrow roads means that vehicular access is often difficult. Much of the town centre lies within a Conservation Area, there are a large number of listed buildings and the castle site is a Scheduled Monument.</p> <p>5.24-5.29. Bishop's Castle Business Park is a small but successful employment area, located to the south east of the town which is now nearing full capacity. Planning permission has been granted for development of Phase 2 of this business park, (which is a saved SAMDev Plan employment allocation). This development will provide much needed opportunities for existing businesses on the estate to expand and new businesses to be attracted into the town.</p> <p>5.25-5.30. Bishop's Castle is located within the catchment of the River-river Clun. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The Habitat Regulation Assessment (HRA) for this Local Plan shows that development in the River-river Clun Catchment-catchment is likely to have an adverse effect on the River Clun SAC. There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period.</p> <p>5.26-5.31. Accordingly, to comply with the requirements of the Habitat Regulations and in accordance with Policy DP14-DP43 of this Local Plan, development in Bishop's Castle is restricted to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment, in anticipation of measures to achieve either of these criteria being found in the future. Further information is available in the Habitats Regulations Assessment of this Local Plan.</p> <p>5.27-5.32. A Neighbourhood Plan is at an advanced stage of preparation for the Bishop's Castle Town Council area, including the Key Centre of Bishop's Castle. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy to achieve the housing and employment guidelines for the Key Centre of Bishop's Castle. However, any proposals within the Neighbourhood Plan must comply with Policy DP14-DP43 of this Local Plan. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.</p> <p>5.28-5.33. Development in Bishop's Castle will be expected to meet the policies and guidelines contained in the Bishop's Castle Neighbourhood Plan and any other future community-led plan or masterplan that is adopted by Shropshire Council.</p> | Reflecting wider changes. Correction. | Shropshire Council. |
| AM052 | Page 174 | Policy S2.2 Schedule S2.2(i) Site Allocation BKL008a Development Guidelines | <p>BKL008a is located on the edge of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) adjoining the existing Redlake Meadow development. BKL008a comprises the B4367 road frontage and northern portion of a larger land parcel and must facilitate development of the remaining land at some future time. Design, layout and landscaping of the development should respect the historic character of the settlement, enhance the character of the AONB, contribute to the countryside setting beyond the eastern boundary of the site and create a new gateway for the village (in addition to traffic calming measures). A footway link into the Redlake Meadow estate should also be considered.</p> <p>The gateway feature is to be formed by the provision of a suitable and safe highway access with appropriate visibility onto the B4367. Highway and highway drainage should to help address surface water flooding, provision of a footway; along the site frontage with an appropriate road crossing should to link to the wider pedestrian network and bus stop to the north, repositioning-reposition the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell.</p> <p>Relevant supporting studies to be undertaken particularly highway capacity, ecology, tree and hedgerows, drainage and protection of the River Clun SAC. Recommendations to be clearly reflected in the development scheme. Regard is to be had to the River Redlake Local Wildlife Site and retaining mature trees and hedgerows where possible with compensatory planting especially for hedgerow removal to create the highway access to B4367.</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> | Clarification. | Shropshire Council. |

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| AM053 | Page 175 | Policy S2.2 Schedule S2.2(i) Site Allocation CHR002 Development Guidelines | Design and layout of development should respect village character and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment. The 30mph zone should be extended to reflect the extent of this site (and the existing allocation to the north). A continuous footway should be provided along site sites <u>the</u> road frontage <u>to the site</u> and into the village. Mature trees and hedgerows should be retained where possible and compensatory planting should occur. Current agricultural access (for livestock movement) should be maintained or appropriate alternative provision made. | Clarification. | Shropshire Council. |
| AM054 | Page 176 | Policy S2.2 Schedule S2.2(i) Site Allocation WBR007 & WBR008 Development Guidelines | Site design and layout should complement the villages character and setting. Mature trees and hedgerows on the site should be retained. A Transport Assessment should be carried out to determine appropriate measures for improving safe pedestrian and cycle access to local services and amenities. As part of this, an attractive pedestrian route should be provided through the site and the Public Right of Way across the site retained. Vehicular access will be provided from an appropriate location onto the B4386 and appropriate traffic calming measure introduced, including extension of the 30mph speed limit. Bank Farm farmstead and other historic farm buildings should be retained and sensitively converted. A Heritage Assessment should be undertaken, and any appropriate mitigation measures implemented. Any contaminated land on the site should be remediated and buffers provided to adjacent slurry lagoons. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure Network network <u>Network</u> . Flood and water management measures must not displace water elsewhere. | Correction. | Shropshire Council. |
| AM055 | Page 176 | Policy S2.2 Schedule S2.2(i) Site Allocation WBR010 Development Guidelines | An appropriate access will be provided and any necessary traffic calming measures implemented. The site will provide a substantial pedestrian footway along its road frontage and an appropriate crossing of the B4386 linking this footway to that to the <u>footway</u> north of the road. Mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Strong and significant natural site boundaries will be provided to the east, west and south. This will include sustainable planting of large trees to integrate the site into the landscape. Landscape buffers will be provided between the site and existing development. | Clarification. | Shropshire Council. |
| AM056 | Page 177 | Policy S2.3 | S2.3. Community Clusters: Bishop's Castle Place Plan Area 1. Within the Bishop's Castle Place Plan Area, a number of Community Clusters have been identified, these are: a. Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes); b. Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington; c. Lydbury North; d. Newcastle and Whitcott Keysett; and e. Wentnor and Norbury. 2. Within these Community Clusters, new residential development will be delivered through any relevant saved SAMDev Plan residential allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 <u>SP8-SP9</u> and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 <u>SP8-SP9</u> and other relevant policies of this Local Plan. 3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 <u>SP8-SP9</u> and other relevant policies of this Local Plan. 4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document 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. 5. The Plan HRA identifies that development in Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes), Lydbury North, and Newcastle and Whitcott Keysett is likely to have an adverse effect on the River Clun SAC so Policy DP14-DP13 <u>DP14-DP13</u> applies. Additionally, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Brompton, Marton, Middleton, Pentreheyling, Priest Western, Stockton and Rorrington, Lydbury North and Wentnor and Norbury, and Newcastle and Whitcott on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP13-Policies DP12, DP15-DP14 <u>Policy DP13</u> DP12, DP15-DP14 <u>Policy DP16-DP15</u> . Mitigation measures will also be needed in Brompton, Marton, Middleton, Pentreheyling, Priest Western, Stockton and Rorrington to remove adverse effects on water quantity and quality on Marton Pool Ramsar site. Mitigation measures for recreational and water quality and quantity impacts are | Reflecting wider changes. | Shropshire Council. |

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| | | | identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents. 6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs. | | |
| AM057 | Pages 178-180 | Policies S2.2-S2.4 Explanation | <p>Explanation</p> <p>5.29-5.34. The Community Hubs of Bucknell and Clun, the Community Clusters of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes); and Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton, and Round Oak and much of the wider rural area of the Bishop's Castle Place Plan area are within the River Clun Catchment. The extent of the River Clun Catchment is illustrated within Figure DP14.1-13.4.</p> <p>5.30-5.35. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The Habitat Regulation Assessment (HRA) for this Local Plan shows that development in the River Clun catchment is likely to have an adverse effect on the River Clun SAC. There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period.</p> <p>5.31-5.36. Accordingly, to comply with the requirements of the Habitat Regulations and in accordance with Policy DP14-13 of this Local Plan, development in these areas is restricted to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment, in anticipation of measures to achieve either of these criteria being found in the future. Further information is available in the Habitats Regulations Assessment of this Local Plan.</p> <p>5.32-5.37. Part of Bucknell and all of Clun are within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The highest and most sensitive design standards will be sought for all forms of new development to minimise any adverse effects on the environment, landscape and recreational opportunities in line with Policies DP13-12, DP15-14, DP16-15, DP17-16 and DP18-17. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.</p> <p>Community Hubs</p> <p>5.33-5.38. There are four Community Hubs in the Bishop's Castle Place Plan Area: Bucknell, Chirbury, Clun and Worthen and Brockton.</p> <p>5.34-5.39. Appendix 5 of the Local Plan provides 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>5.35-5.40. Bucknell is located on the southern border of Shropshire, where the B4367 passes into Herefordshire to join the A4113 before it quickly passes over the Welsh Border into Powys and links to the adjacent principal town of Knighton. Bucknell is an important service centre for local communities in the surrounding rural areas of these three Counties. Bucknell's significance is also enhanced by its operational rail station linking with other rural stations in Shropshire <u>and with the main line to Manchester, Birmingham and Cardiff at Craven Arms and, via Knighton in Powys with stations to Swansea</u> and the principal station at Knighton.</p> <p>5.36-5.41. The provision of land for development in Bucknell is affected by the centre, <u>north</u> and west of the village being within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), the presence of the Conservation Area with its former castle site at the historic core of the village and the importance of areas of open land within the village to the established character of the settlement.</p> <p>5.37-5.42. As a Community Hub in the SAMDev Plan, Bucknell already provides planned development on an existing allocation (BUCK001) comprising a mixed housing and employment redevelopment on a largely redundant brownfield site at the southern edge of the village. <u>The village community has expressed its support for the proposal to clear and redevelop site BUCK001 as a gateway addition to the village, melding into the topography of the site and avoiding any impacts on the AONB.</u> Although development has been delayed at BUCK001 to protect the Special Area for Conservation in the River Clun, from rising phosphate levels, there is a need to continue to support the sustainable growth of Bucknell.</p> <p>5.38-5.43. The strategy for Bucknell is to meet the needs of the local communities whilst recognising its landscape and historic significance by extending the village <u>onto site BKL008a into the countryside</u> to the east into countryside away from the AONB and Conservation Area <u>and developing this site to the south of the B4367 away from the AONB.</u> The release of part of this larger greenfield land parcel at BKL008a, adjoining the contemporary Redlake Meadow development, will permit new housing to be delivered quickly when issues affecting development in the River Clun catchment are resolved. Bucknell will also make a small allowance for windfall development in the remainder of the village.</p> <p>5.39-5.44. Chirbury is an accessible village on the junction of the A490 from Welshpool (north-west) and the B4386, close to the</p> | Clarification. Reflecting wider changes. | Shropshire Council. |

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| | | | <p>Welsh Border with Powys. The B4386 provides a western link into Powys, to serve the principal town of Montgomery. The A490 provides a southern link to Church Stoke on the A489 between Craven Arms (Shropshire) and Newtown (Powys). Chirbury provides a range of services to complement the town of Montgomery and the small communities around the border between Shropshire and Powys.</p> <p>5.40-5.45. The saved SAMDev residential allocation for up to 30 dwellings will be complemented by two further allocations with a combined capacity for up to 14 dwellings. Chirbury is an historic settlement with a significant Conservation Area that includes most of the village with Scheduled Monuments to the north and west. Development of the allocated sites should respect the historic character of Chirbury and not adversely affect the historic assets in the village.</p> <p>5.41-5.46. Clun is located in the south-west of Shropshire, on the junction of the B4368 with the A488 where it provides a key bridging point over the River Clun close to the Welsh Border with Powys. The town serves the remote border communities of this area known as the 'Clun Forest'.</p> <p>5.42-5.47. Clun is historically significant due to the presence of the Castle, evidence of historic settlement and the historic assets, medieval street pattern and archaeology that comprise the Conservation Area within and extending beyond the town. The physical location and historic significance of Clun makes it an attractive place to live and drives demand for housing.</p> <p>5.43-5.48. As a Community Hub in the SAMDev Plan, Clun already provides planned development on an existing allocation (CLUN002) at Turnpike Meadow, in the east of the town. Although development has been delayed here to protect the Special Area for Conservation in the River Clun, there is a need to continue to support the potential for <u>the</u> sustainable growth of Clun.</p> <p>5.44-5.49. The strategy for Clun is to meet the needs of the local communities and protect the landscape and historic significance of the town by extending the existing allocation (CLUN002) further east along Turnpike Meadow, through the release of adjacent land at CLU005 and to make a small allowance for windfall development in the remainder of the town. These developments will be able to come forward quickly when issues affecting development in the River Clun catchment are resolved and development proposals should be considered with reference to the Clun Design Statement.</p> <p>5.45-5.50. Worthen and Brockton are located close to the Welsh border on the B4386. These two settlements are on the junction with the B4499 that links to the town of Minsterley (Shropshire) to the south-east. Worthen and Brockton comprise two adjacent and loosely connected villages with clearly separate characters and identities, but which benefit from a number of shared services and facilities. The two villages are identified as a single Community Hub due to these shared services and facilities.</p> <p>5.46-5.51. Two Local Plan residential allocations have been identified to meet the needs of the Community Hub, both located in Worthen. Land to the south of the B4386 in Worthen offers an important opportunity to deliver much needed community benefits through the provision of a footway as part of the development. Proposals for land to the east of Worthen must take account of community concerns about highway safety and surface water drainage by providing improvements wherever possible.</p> <p>5.47-5.52. Importantly, the distribution of development, especially through the management of small-scale windfall residential development, will maintain the land between these villages as a strategic gap between the two settlements, consistent with Policy <u>SP7-SP8</u> of this Local Plan.</p> <p>Community Clusters</p> <p>5.48-5.53. There are five Community Clusters in the Bishop's Castle Place Plan Area which are identified in Settlement Policy S2.3. Development in these Community Clusters will be managed through Policy <u>SP8-SP9</u> of this Local Plan.</p> <p>5.49-5.54. The village of Lydbury North is a Community Cluster with four saved SAMDev Residential Allocations to deliver up to 20 dwellings in the period to 2038. These sites are located in the east of the village, comprising a group of three adjacent sites to the south-east for up to 15 dwellings and a single site to the north-east for up to 5 dwellings. This range of sites are capable of providing a mix of dwelling types and sizes to accommodate a broad range of housing needs and demands, but their proximity to the Conservation Area including the listed Church of St Michael's and All Angels requires a sensitive design of dwellings to respect the historic character of the village.</p> <p>5.50-5.55. New Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>Wider Rural Area</p> <p>5.51-5.56. 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 <u>SP9-SP10</u>, other relevant policies within this Local Plan and national policy.</p> | | |

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| AM058 | Pages 181-182 | Policy S3.1 | <p>S3.1. Development Strategy: Bridgnorth Principal Centre</p> <p>1. Bridgnorth will fulfil its role as the second largest Principal Centre and contribute towards strategic growth objectives in the east of the County, delivering around 1,800 dwellings and making available around 49ha 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, including attracting inward investment and allowing existing businesses to expand.</p> <p>2. Bridgnorth is bounded on its eastern side by the Green Belt. Development proposals in the Green Belt 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. A comprehensive mixed use sustainable urban extension will contribute to new residential and employment development guidelines, whilst also delivering new community facilities within a new local centre and significant areas of open space.</p> <p>4. New residential development will also be delivered through the saved SAMDev mixed use and residential allocations; appropriate windfall residential development within the Bridgnorth development boundary, shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; appropriate cross-subsidy development outside the Green Belt and where it is consistent with relevant policies of this Local Plan; and appropriate exception development where it is consistent with Green Belt Policy SP10-SP14 and other relevant policies of this Local Plan.</p> <p>5. New employment development will also be delivered through extensions to the successful Stanmore Industrial Estate and the saved SAMDev employment allocations, of which around 6.6 hectares is for the relocation of the existing Livestock Market. This will be complemented by any appropriate windfall employment development, where it is consistent with relevant policies of this Local Plan.</p> <p>6. Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be safeguarded for business and industrial uses. Development on these safeguarded employment sites will be in accordance with Policy SP11-SP13.</p> <p>7. Retail provided within the village centre of the mixed use sustainable urban extension Local Plan allocation and the neighbourhood centre of the saved SAMDev mixed use allocation will complement and not negatively impact on the viability of the town centre. All other new retail development will be directed towards the town centre in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>8. To provide certainty about the ability to meet future development needs, an area of land beyond the Bridgnorth development boundary has been identified as a potential future direction of growth, beyond the current Local Plan period. This land remains open countryside and its future development is dependent on its allocation within a future Local Plan. This land is set out in Schedule S3.1(iii) and identified on the Policies Map.</p> <p>9. 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 S3.1(i) and S3.1(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>10. 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> | Reflecting wider changes. | Shropshire Council. |
| AM059 | Pages 186-188 | Policy S3.1 Explanation | <p>Explanation</p> <p>5.52-5.57. <u>5.57.</u> Bridgnorth is an attractive historic market town located in the east of Shropshire at the junction of the A458 and A442. The town straddles the River Severn and comprises Low Town to the east and High Town to the west, perched on cliffs 100ft above. The West Midlands Green Belt wraps around the town's eastern development boundary.</p> <p>5.53-5.58. <u>5.58.</u> As the second largest Principal Centre in Shropshire, Bridgnorth offers extensive services and facilities to both its residents and those living within its large rural hinterland. The nature and scale of future development recognises:</p> <p>a. The strategic role that Bridgnorth plays in east Shropshire;</p> <p>b. The importance of meeting the residential and employment needs of the town and its surrounding hinterland;</p> <p>c. The low levels of residential completions achieved within the town over a number of years which has exacerbated local need;</p> <p>d. The opportunity to strengthen the towns economic role – providing sites for existing businesses to expand and to attract new businesses to the town;</p> <p>e. The opportunity to help deliver a better balance between housing and employment in Bridgnorth, and</p> <p>f. The potential to provide additional local employment opportunities to reduce the need to commute out of the town for work.</p> <p>5.54-5.59. <u>5.59.</u> To this end, a residential development guideline has been identified which recognises the urban focus which forms part of the strategic approach within this Local Plan and will allow for the needs of the residents of this town and its surrounding</p> | Correction. Reflecting wider changes. | Shropshire Council. |

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| | | | <p>rural hinterland to be achieved.</p> <p>5.55-5.60. Furthermore, sufficient employment land has been provided to cater for the employment needs of existing and new residents of the town and support the employment needs of communities in the town’s rural hinterland. Crucially, it will also enable choice and competition within the market and recognises the diverse needs of different employers – those already within the town and its hinterland with aspirations for further expansion, those who may wish to start-up in the area and those who may wish to relocate to the town.</p> <p>5.56-5.61. As such, the Local Plan allocates a significant mixed-use sustainable urban extension to the south-west of the town outside designated Green Belt. The mix of uses on the site will include substantial housing and employment. To ensure the sustainability of this development it will include measures that recognise site specific factors such as physical, heritage and ecology constraints. It will also provide extensive and attractive pedestrian and cycle facilities to and through the site and importantly from the site into the existing built form of Bridgnorth. Opportunities to access public transport will also be integrated into the development and the potential to operate a dedicated park and ride service will be investigated in partnership with appropriate local community groups and bus operators. The site will also be supported by a new local centre with a range of retail and community uses, a new primary school and, if required by the CCG, a new medical centre, together with extensive green infrastructure, including a new linear park, to provide for the needs of the residents and increase self-containment.</p> <p>5.57-5.62. Development of this site will make a significant contribution to the housing and employment needs of the town and comply with the principles of a ‘garden village’. Importantly, the development will be informed by a vision, design code and masterplan which will be adopted as a Supplementary Planning Document by Shropshire Council. Appendix 7-6 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> <p>5.58-5.63. A cohesive and comprehensive development of the saved SAMDev Plan allocations (BRID020a, BRID020b, ELR011/a, ELR011/b), accessed by a new roundabout on the A458, will also contribute to meeting the housing and employment needs within the town. Specifically:</p> <p>a. BRID020a and BRID020b will be developed for a range of dwelling types, including retirement or supported housing, and a hotel. This will be supported by the provision of public open space and a new neighbourhood centre providing such facilities as a petrol station with small convenience store, day care, health & fitness facilities.</p> <p>b. The Livestock Market will be relocated to the saved SAMDev Plan employment allocation ELR011/b. This allocation is specifically for the relocation of this Livestock Market and will only be released for this and its associated uses. Should the Livestock Market close permanently, the land will be reserved for future employment uses only, in accordance with Policy <u>SP11</u> <u>SP13</u>.</p> <p>c. The development of the saved SAMDev Plan employment allocation ELR011/a for a business park comprising offices, industrial and warehousing uses.</p> <p>5.59-5.64. It should be noted that the allocations ELR011/a and ELR011/b, include a generous allowance (over 6ha) for landscaping and sustainable drainage, with a net developable area of 6.7ha and 6.6ha respectively. Landscaping and drainage will be detailed at planning application stage.</p> <p>5.60-5.65. Stanmore Industrial Estate is located to the east of Bridgnorth, inset within the Green Belt. Recognising the local importance and success of Stanmore Industrial Estate and the limited amount of land currently available for its expansion, two extensions, totalling around 11.5ha are allocated. These allocations are specifically for employment uses to allow the expansion of Stanmore Industrial Estate. This land was located within the Green Belt prior to their identification as employment allocations within this Local Plan.</p> <p>5.61-5.66. This employment provision will be supported by the protection of existing employment areas within and adjoining the town at Bridgnorth Aluminium, Faraday Drive, the remainder of Stanmore Industrial Estate and Stanley Lane.</p> <p>5.62-5.67. Due to the scale of development proposed, it is essential that appropriate improvements to the highway network are undertaken in order to support this development and mitigate any impact. To inform these improvements a strategic assessment of the highway network will be undertaken. This will be supported by site specific highway assessments for the site allocations.</p> <p>5.63-5.68. Furthermore, it is important that development takes account of other known critical infrastructure constraints and requirements, as identified within the <u>Shropshire Strategic Infrastructure and Investment Implementation</u> Plan and Place Plan.</p> <p>5.64-5.69. As such, 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.</p> <p>5.65-5.70. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions</p> | | |

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| | | | achieved since the start of the Plan period and commitments available, which will contribute towards the delivery of Bridgnorth's residential and employment development guidelines. | | | | | | | | |
| AM060 | Pages 188-189 | Policy S3.2 | <p>S3.2. Community Hubs: Bridgnorth Place Plan Area</p> <p>1. Within the Bridgnorth Place Plan Area, two Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:</p> <table border="0" data-bbox="795 478 1923 575"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Alveley</td> <td>Around 130 dwellings</td> </tr> <tr> <td>Ditton Priors</td> <td>Around 65 dwellings</td> </tr> </table> <p>2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential 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 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 S3.2(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. Ditton Priors is partly located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals 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 DP25-DP24 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policy SP4-SP5.</p> <p>6. Alveley is inset in Green Belt. Development proposals in the Green Belt and on safeguarded land must be in accordance with National Policy and Policy SP10-SP14 of this Local Plan, 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>7. To provide long-term locations for growth in Alveley, an area of land beyond the Alveley development boundary is safeguarded for Alveley's future development needs beyond the current Local Plan period. This land is set out in Schedule S3.2(ii) and identified on the Policies Map. Safeguarded land is not allocated for development at the present time, but has been safeguarded as a location which could meet future development need through allocation in a future Local Plan.</p> <p>8. 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 | Alveley | Around 130 dwellings | Ditton Priors | Around 65 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements | Residential Guideline | | | | | | | | | | |
| Alveley | Around 130 dwellings | | | | | | | | | | |
| Ditton Priors | Around 65 dwellings | | | | | | | | | | |
| AM061 | Page 192 | Policy S3.3 | <p>S3.3. Community Clusters: Bridgnorth Place Plan Area</p> <p>1. Within the Bridgnorth Place Plan Area, one Community Cluster has been identified, this is:</p> <p>a. Neenton.</p> <p>2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | Reflecting wider changes. | Shropshire Council. | | | | | | |
| AM062 | Page 192-193 | Policies S3.2-S3.4 Explanation | <p>Explanation</p> <p>Community Hubs</p> <p>5.66-5.71. There are two Community Hubs, Alveley and Ditton Priors, identified in the Bridgnorth Place Plan Area. The Local Plan provides for new allocations in both settlements as shown in Schedule S3.2(i) with the previous allocation in Ditton Priors saved from the SAMDev Plan shown in Appendix 2 of this Local Plan.</p> | Reflecting wider changes. | Shropshire Council. | | | | | | |

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| | | | <p>5.67-5.72. Alveley is a large village inset in the Green Belt with the Green Belt around it being defined by its development boundary. The village was inset in the Green Belt but not identified as a location for planned development in the SAMDev Plan. The village was identified as a Community Hub through this Plan's settlement hierarchy assessment process and considered as part of Green Belt review. Following review, the Green Belt boundary has been amended as part of this Plan to provide for a housing site and a mixed-use site with housing and sports and recreation elements. An area of land, to the north of the village and adjoining the mixed-use allocation, has also been identified as safeguarded land to meet potential development needs beyond the Plan period. It is expected that if safeguarded land is allocated for development within a future Local Plan, it will provide compensatory improvements to wider Green Belt. Additionally, there is a separate area to the west of Alveley village, known as Alveley Industrial Estate, which is inset in the Green Belt.</p> <p>5.68-5.73. Ditton Priors has continued to be identified as a Community Hub settlement which is partly located within the Shropshire Hills AONB. A new housing allocation has been identified for the village outside the AONB which provides scope for improved access and parking for the adjoining primary school.</p> <p>5.69-5.74. Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of 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>Community Clusters</p> <p>5.70-5.75. There is one Community Cluster in the Bridgnorth Place Plan area, this is Neenton Community Cluster, reflecting local aspirations to maintain or enhance the sustainability of these identified settlements through modest levels of appropriate development. Development within this Community Clusters will be managed in accordance with Policy SP8-SP9 (Community Clusters). New Community Clusters may be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.71-5.76. The villages of Claverley and Worfield which are within the Bridgnorth Place Plan area have not been identified as either Community Hubs or Community Clusters but have historically been inset within the Green Belt and countryside policy therefore applies to the inset area.</p> <p>5.72-5.77. The rest of the Place Plan Area remains as either Green Belt or as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10-SP44 (where the location is Green Belt) and SP9-SP40 (Countryside) and the other relevant policies within this Local Plan and national policies.</p> <p>Saved SAMDev Minerals Allocation</p> <p>5.73-5.78. Policies SP14-SP46, DP31-DP30 and DP32-DP34 set out detailed policy regarding sites for sand and gravel working. The extension to Morville Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.</p> | | |
| AM063 | Page 194 | Policy S4.1 | <p>S4.1. Development Strategy: Broseley Key Centre</p> <ol style="list-style-type: none"> 1. Broseley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, providing around 250 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs. 2. A Neighbourhood Plan is being progressed for the Broseley Town Council area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Broseley. 3. Any residential development allocated within the Broseley Neighbourhood Plan will be complemented by appropriate small-scale windfall residential development within the Broseley development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan. 4. New employment development will be delivered through the saved SAMDev employment allocation; any employment development allocated within the Broseley Neighbourhood Plan; appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan; and any other appropriate small-scale employment windfall development where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan. 5. New retail development will be directed towards the town centre in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town. 6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision | Reflecting wider changes. | Shropshire Council. |

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| | | | figures and all other relevant policies of this Local Plan. 7. Development proposals will be expected to positively respond to policies and guidelines identified within the Broseley Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council. | | |
| AM064 | Pages 194-195 | Policy S4.1 Explanation | <p>Explanation</p> <p>5.74-5.79. Broseley is located in the east of Shropshire, between the towns Bridgnorth and Telford and close to the Former Ironbridge Power Station strategic Settlement. The town extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge World Heritage Site.</p> <p>5.75-5.80. Broseley is an historic settlement containing a large Conservation Area and many listed buildings. It is also in proximity of other significant heritage and environmental assets, including the aforementioned Ironbridge Gorge World Heritage Site; Severn Gorge Conservation Area; ancient woodland; and several designated wildlife sites.</p> <p>5.76-5.81. The town was prominent in the early industrial revolution, which has resulted in a significant mining and smelting heritage, but also has implications for ground conditions. The unplanned growth, narrow lanes and streets formed during this period is an intrinsic part of its character.</p> <p>5.77-5.82. The nature and scale of development within the Local Plan is designed to maintain and enhance Broseley's role as a Key Centre and ensure that local housing need is achieved, whilst also respecting the location of the town and the constraints present.</p> <p>5.78-5.83. A Neighbourhood Plan is at an advanced stage of preparation for the Broseley Town Council area, including the Key Centre of Broseley. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy to achieve the housing and employment guidelines for the Key Centre of Broseley. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.</p> <p>5.79-5.84. Appendix 5 and 6 of this Local Plan provide information on the levels of residential and employment completions achieved since the start of the Local Plan period and commitments available within Broseley, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of this Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> <p>5.80-5.85. Broseley has a number of employment sites, many of which are thriving and as such will be protected for employment purposes and appropriate their growth supported.</p> <p>5.81-5.86. Development in Broseley will be expected to meet the policies and guidelines contained in the Broseley Neighbourhood Plan and any other future community-led plan or masterplan that is adopted by Shropshire Council.</p> <p>5.82-5.87. All development will also need to take account of known critical infrastructure constraints and requirements, as identified within the <u>Shropshire Strategic Infrastructure and Investment</u> Implementation Plan, Broseley Place Plan and Broseley Neighbourhood Plan.</p> | Correction. Reflecting wider changes. | Shropshire Council. |
| AM065 | Page 195 | Policy S4.2-S4.4 Explanation | <p>Explanation</p> <p>5.83-5.88. No settlements within the Broseley Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.84-5.89. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy <u>SP9-SP10</u>, other relevant policies within this Local Plan and national policy.</p> | Reflecting wider changes. | Shropshire Council. |
| AM066 | Page 196 | Policy S5.1 | <p>S5.1. Development Strategy: Church Stretton Key Centre</p> <p>1. Church Stretton is located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals 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 <u>DP25-DP24</u> 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, <u>SP4</u> <u>SP5</u> and other relevant policies of this Local Plan.</p> <p>2. Church Stretton will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, providing ef around 200 dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>3. New residential development will be delivered through the saved SAMDev residential allocation; appropriate small-scale windfall residential development within the Church Stretton development boundary shown on the Policies Map; and appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan.</p> <p>4. New employment development will be delivered through the saved SAMDev employment allocation; appropriate expansion of</p> | Correction. Reflecting wider changes. | Shropshire Council. |

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| | | | <p>existing businesses, where they are well located and well suited to employment use and development proposals are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development within the Church Stretton 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 town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines, 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 relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> | | |
| AM067 | Pages 196-197 | Policy S5.1 Explanation | <p>Explanation</p> <p>5.85-5.90. Church Stretton lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton Place Plan Area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and the Town Council's Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre. There are Scheduled Monuments at Nover's Hill to the north and Brockhurst to the south. Good stands of ancient woodland occur on the west slope of Helmeth hill, the south slope of Ragleth hill, the east slope of the Long Mynd south of Rectory Wood and to the north west of Brockhurst.</p> <p>5.86-5.91. The Old Rectory to the south west of the town centre is an historic designed landscape of at least regional significance. Woodlands, some of which are ancient, and trees provide an important and attractive setting for the town and many are protected by individual and group Tree Preservation Orders.</p> <p>5.87-5.92. The high-quality environment contributes to the attractive character of the town and is valued by residents and visitors. However, it does provide a significant constraint to development. Additionally, the valley floor is constrained by flood risk, there are groundwater protection zones 1, 2 and 3 in the vicinity of the schools and much of the town centre lies within a Conservation Area. The separation of the two smaller settlements of All Stretton and Little Stretton from Church Stretton is greatly valued by the community.</p> <p>5.88-5.93. However, it is important to note that Church Stretton plays an important role in south Shropshire, providing services and facilities for a wide rural hinterland and as such has been identified as a Key Centre.</p> <p>5.89-5.94. The nature and scale of future development within the Local Plan is designed to maintain and enhance the settlement's role as a Key Centre and provide for the needs of the community and that of its wider hinterland, whilst also recognising the towns location within a nationally designated landscape and the other natural and historic environment assets present.</p> <p>5.90-5.95. The highest and most sensitive design standards will be sought for all forms of new development to minimise any adverse effects on the environment, landscape and recreational opportunities in line with Policies DP13-DP12, DP15-DP14, DP16-DP15, DP17-DP16 and DP18-DP17. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan, the Town Design Statement, the Conservation Area Design Guide and other community led plans such as the Shop Front Design Guide.</p> <p>5.91-5.96. 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>5.92-5.97. 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 Church Stretton, which will contribute towards the delivery of the town's residential and employment development guidelines.</p> | Reflecting wider changes. | Shropshire Council. |
| AM068 | Page 198 | Policy S5.2-S5.4 Explanation | <p>Explanation</p> <p>5.93. No settlements within the Church Stretton Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.94. The rest of the Place Plan Area is therefore 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 policy.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM069 | Page 199 | Policy S6.1 | <p>S6.1. Development Strategy: Cleobury Mortimer Key Centre</p> <p>1. Cleobury Mortimer will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, providing around 200 dwellings and around 2 hectares of employment development over the plan period. New housing and employment development will respond to local needs.</p> <p>2. A Neighbourhood Plan is being progressed for the Cleobury Mortimer Parish area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Cleobury Mortimer.</p> <p>3. New residential development will primarily be delivered through the saved SAMDev residential allocations and any residential development allocated within the Cleobury Mortimer Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Cleobury Mortimer development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan.</p> <p>4. New employment development will be delivered through the saved SAMDev employment allocation and any employment development allocated within the Cleobury Mortimer Neighbourhood Plan. This will be complemented by any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan.</p> <p>5. New proposals for retail and other main town centre uses will be accommodated within the existing centre as a preference in line with the requirements of Policy DP10-DP9.</p> <p>6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document 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 Cleobury Mortimer Neighbourhood Plan, any other relevant community-led plans and masterplans that are adopted by Shropshire Council.</p> | Reflecting wider changes. | Shropshire Council. |
| AM070 | Pages 199-200 | Policy S6.1 Explanation | <p>Explanation</p> <p>5.95-5.100. Cleobury Mortimer Town Council are at an advanced stage of their Neighbourhood Plan preparation. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy for the town. It is therefore only considered necessary for the Shropshire Local Plan to provide the overall strategy over the plan period by establishing the localised housing and employment guidelines as well as establishing a development boundary for the settlement. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.</p> <p>5.96-5.101. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Cleobury Mortimer, 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> | Reflecting wider changes. | Shropshire Council. |
| AM071 | Page 200 | Policy S6.3 | <p>S6.3. Community Clusters: Cleobury Mortimer Place Plan Area</p> <p>1. Within the Cleobury Mortimer Place Plan Area, a number of Community Clusters have been identified, these are:</p> <ul style="list-style-type: none"> a. Hopton Wafers and Doddington; b. Kinlet, Button Bridge and Button Oak; c. Oretton, Farlow and Hill Houses; d. Silvington, Bromdon, Loughton and Wheathill; and e. Stottesdon, Chorley and Bagginswood. <p>2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev Residential Allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP40 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP40 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP40 and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document 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> | Reflecting wider changes. | Shropshire Council. |

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| AM072 | Pages 200-201 | Policy S6.2-S6.4 Explanation | <p>Explanation</p> <p>5.97-5.102. No settlements within the Cleobury Mortimer Place Plan Area have been identified as Community Hubs. A series of Community Clusters have been identified, 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>5.98-5.103. 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 policy.</p> | Reflecting wider changes. | Shropshire Council. |
| AM073 | Pages 203-204 | Policy S7.1 Explanation | <p>Explanation</p> <p>5.99-5.104. Craven Arms will function as a Key Centre and contribute towards the strategic growth objectives in the south of the County. Craven Arms will continue to explore ways in which it can effectively implement the ambitious growth strategy, supported by the saved allocations, in the SAMDev Plan.</p> <p>5.100-5.105. A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on Corvedale Road high street. It is also proposed that the high street will be regenerated as a Key Area of Change to improve the eastern gateway into the town and to better meet the needs of the community.</p> <p>5.101-5.106. The relocation of EQL to its new-site 8ha site, to be known as Newington Food Park-Farm, is the key proposal for the growth and regeneration of Craven Arms and its local economy. Newington Food Park will provide a new strategic junction onto the A49 to accommodate the modern abattoir and processing complex. <u>This is expected to expand through</u> with the subsequent addition of further ‘value-added’ processing operations to increase production and diversify the business enterprise. This new abattoir will be located to the north of the town and developed over time, providing new cold storage warehousing, HGV delivery and distribution facilities, <u>further product lines</u>, car parking and facilities for employees and visitors <u>with</u> and appropriate bio-security measures.</p> <p>5.102-5.107. The EQL relocation and the provision of the new strategic junction onto the A49 will consolidate employment opportunities around the existing and successful Craven Arms Business Park on Long Lane. The Business Park will soon reach full capacity and an opportunity to create a Phase 2 development is available on a 3.5 hectare site to the north of Long Lane. The new strategic junction to Newington Food Park on the A49 will also trigger the release of a new employment site for 2.5 hectares on the west of the A49, adjoining the rail line and the Business Park.</p> <p>5.103-5.108. The allocated site for Phase 2 of Craven Arms Business Park is separated from the A49 by the Shrewsbury to Cardiff rail line and the Long Lane level crossing. This is the proposed location for an automated level crossing with longer closure times likely to affect the functioning of the A49 at its junction with Long Lane. It is a further objective of the strategy for Craven Arms, that that the strategic junction on the A49 should facilitate a new northern highway linking the A49 trunk road to the proposed <u>employment</u> developments on Long Lane (north) and also to <u>the proposed residential developments on</u> Watling Street (west) to improve communications in the town.</p> <p>5.104-5.109. The new northern highway must bridge the rail line to facilitate the closure of the Long Lane level crossing. This new northern highway would link the A49/Newington Food Park to the other two saved employment allocations and to saved housing allocations along Watling Street.</p> <p>5.105-5.110. Housing sites to accommodate around 325 new dwellings will help to deliver the growth aspirations for Craven Arms. The saved allocations include a series of sites to the east of Watling Street with the potential to by-pass the Long Lane level crossing through the proposed northern highway. The sites will provide significant new market and affordable housing to meet local needs in the town and in the Craven Arms Place Plan area.</p> <p>5.106-5.111. To assist the operation of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the historical farm buildings for around 5 new dwellings to accommodate key workers employed at the Food Park. This will enable the demolition of unsympathetic modern outbuildings to reveal the historic character of the Farmstead. The significant historic buildings will then be redeveloped to enhance their appearance and conserve their architectural interest.</p> <p>5.107-5.112. In addition to the saved allocations, there are other opportunities for the development of windfall sites within the development boundary. An allowance of around 90 dwellings has been made for this purpose. This allowance will ensure the delivery of around 500 new dwellings in Craven Arms to 2038.</p> <p>5.108-5.113. 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 Craven Arms which will contribute towards the</p> | Clarification. Reflecting wider changes. | Shropshire Council. |

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| | | | 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. | | |
| AM074 | Page 204 | Policy S7.3 | <p>S7.3. Community Clusters: Craven Arms Place Plan Area</p> <ol style="list-style-type: none"> 1. Within the Craven Arms Place Plan Area, a number of Community Clusters have been identified, these are: <ol style="list-style-type: none"> a. Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak; b. Bache Mill, Bouldon, Broncroft, Middlehope, Peaton, Seifton (Diddlebury Parish), Sutton (Great and Little) and Westhope; and c. Wistanstow. 2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent <u>with</u> Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan. 3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan. 4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs. 5. The Plan HRA identifies that development in Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak is likely to have an adverse effect on the River Clun SAC so Policy DP14-DP13 applies. | Reflecting wider changes. Correction. | Shropshire Council. |
| AM075 | Page 205 | Policy S7.2-S7.4 Explanation | <p>Explanation</p> <p>5.109. No settlements within the Craven Arms Place Plan Area have been identified as Community Hubs.</p> <p>5.110. There are three Community Clusters in the Craven Arms Place Plan Area comprising the villages located around Aston on Clun (west), the villages located around Diddlebury (east) and the single settlement of Wistanstow (north). Development in all these Community Cluster settlements is expected to comply with Policy SP8-SP9 and other relevant policies of this Local Plan. New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.111. The rest of the <u>Craven Arms</u> Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP9-SP10, other relevant policies within this Local Plan and national policy.</p> | Reflecting wider changes. Clarification. | Shropshire Council. |
| AM076 | Page 206 | Policy S8.1 | <p>S8.1. Development Strategy: Ellesmere Key Centre</p> <ol style="list-style-type: none"> 1. Ellesmere will act as a Key Centre and contribute towards strategic growth objectives in the north-west of the County, delivering around 800 dwellings and around 9 hectares of employment development. New housing and employment development will respond to local needs. 2. New residential development will be delivered through the saved SAMDev residential allocation and a comprehensive development of the identified Local Plan residential site allocation. These allocations will be complemented by appropriate small-scale windfall residential development within the Ellesmere development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan. 3. New employment development will be delivered through the saved SAMDev employment allocations; appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan. 4. The saved SAMDev mixed use allocation for leisure and tourism uses represents an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance the visitor experience, thus helping to attract more tourism to the town to help boost the local economy. Development of the site will be subject to the implementation of satisfactory drainage and flood risk measures in conjunction with the housing site. 5. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town. 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 S8.1(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. 7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney | Reflecting wider changes. Correction. | Shropshire Council. |

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| | | | Mosses SAC/Ramsar site in accordance with <u>Policies DP13</u> Polices DP12 , <u>DP15</u> DP14 and <u>DP16</u> DP15 . Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents. 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. | | | | | | |
| AM077 | Pages 207-208 | Policy S8.1 Explanation | <p>Explanation</p> <p>5.112. <u>5.117.</u> Ellesmere lies on the A495 between Oswestry, Wrexham and Whitchurch. The town is well known for its Mere, which together with the Llangollen branch of the Shropshire Union Canal attracts significant numbers of visitors.</p> <p>5.113. <u>5.118.</u> Ellesmere provides a significant range of services and facilities to its residents and those within its rural hinterland, functioning as a Key Centre in the north-west of the County. The scale of future development in the town will ensure that the needs of its residents, local businesses and those living within its rural hinterland are met, whilst also recognising the presence of numerous heritage and natural environment assets in and around the town, particularly The Mere, the Shropshire Union Canal and Ellesmere Conservation Area.</p> <p>5.114. <u>5.119.</u> The saved SAMDev Plan mixed-use allocation will provide residential development and an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance its visitor experience, thus helping to attract more tourism to the town to help boost the local economy. The Local Plan residential allocation will complement this development and integrate into it through the creation of a circular route for pedestrians, dog-walkers and cyclists.</p> <p>5.115. <u>5.120.</u> Employment opportunities will be provided on the two saved SAMDev Plan employment allocations, development of which will allow for existing businesses to expand and serve to attract new businesses into the town.</p> <p>5.116. <u>5.121.</u> Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Ellesmere, 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>5.117. <u>5.122.</u> All development will also need to take account of known critical infrastructure constraints and requirements, as identified within the <u>Shropshire Strategic Infrastructure and Investment</u> Implementation Plan and Ellesmere Place Plan. Furthermore, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with <u>Policies DP13</u> Polices DP12, <u>DP15</u> DP14 and <u>DP16</u> DP15.</p> | Reflecting wider changes. Clarification. Correction. | Shropshire Council. | | | | |
| AM078 | Pages 208-209 | Policy S8.2 | <p>S8.2. Community Hubs: Ellesmere Place Plan Area</p> <p>2. Within the Ellesmere Place Plan Area, one Community Hub settlement has been identified. This settlement is Dudleston Heath, its residential development guideline is listed below:</p> <table border="0" data-bbox="795 1266 1855 1331"> <tr> <td data-bbox="795 1266 1558 1297">Community Hub Settlements</td> <td data-bbox="1558 1266 1855 1297">Residential Guideline</td> </tr> <tr> <td data-bbox="795 1297 1558 1331">Dudleston Heath</td> <td data-bbox="1558 1297 1855 1331">Around 60 dwellings</td> </tr> </table> <p>3. Within Dudleston Heath Community Hub, new residential development will be delivered through the saved SAMDev residential allocation; appropriate small-scale windfall residential development within the settlements development boundary shown on the Policies Map, where it is consistent with Community Hub Policy <u>SP7</u> SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy <u>SP7</u> SP8 and other relevant policies of this Local Plan.</p> <p>4. Within Dudleston Heath, 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 <u>SP7</u> SP8 and other relevant policies of this Local Plan.</p> <p>5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Dudleston Heath on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with <u>Policies DP13</u> Polices DP12, <u>DP15</u> DP14 and <u>DP16</u> DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> <p>6. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document 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 within any relevant community-led plans and local needs.</p> | Community Hub Settlements | Residential Guideline | Dudleston Heath | Around 60 dwellings | Reflecting wider changes. Correction. | Shropshire Council. |
| Community Hub Settlements | Residential Guideline | | | | | | | | |
| Dudleston Heath | Around 60 dwellings | | | | | | | | |

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| AM079 | Page 209 | Policy S8.3 | <p>S8.3. Community Clusters: Ellesmere Place Plan Area</p> <p>1. Within the Ellesmere Place Plan Area, a number of Community Clusters have been identified, these are:</p> <p>a. Cockshutt;</p> <p>b. Elson; and</p> <p>c. Welsh Frankton.</p> <p>2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev residential allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy <u>SP8</u> SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Cockshutt on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP13-Policies DP12, <u>DP15-DP14</u> and <u>DP16-DP15</u>. Mitigation measures are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> <p>5. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document 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>6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | Reflecting wider changes. Correction. | Shropshire Council. |
| AM080 | Page 210 | Policy S8.2-S8.4 Explanation | <p>Explanation</p> <p>5.118- <u>5.123.</u> Within the rural area of Ellesmere Parish mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Cockshutt on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP13-Policies DP12, <u>DP15</u> DP14 and <u>DP16-DP15.</u></p> <p>Community Hubs</p> <p>5.119- <u>5.124.</u> Dudleston Heath is located on the B5068 between Ellesmere and St Martins and is the only Community Hub in the Ellesmere Place Plan Area. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocation. However, this 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>5.120- <u>5.125.</u> 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 Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.</p> <p>Community Clusters</p> <p>5.121- <u>5.126.</u> Three Community Clusters have been identified within Ellesmere 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>5.122- <u>5.127.</u> A saved SAMDev Plan mineral allocation for the extension to Wood Lane Quarry within the rural area of the Ellesmere Place Plan will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.</p> <p>5.123- <u>5.128.</u> 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 policy.</p> | Reflecting wider changes. Correction. | Shropshire Council. |
| AM081 | Page 211 | Policy S9.1 | <p>S9.1. Development Strategy: Highley Key Centre</p> <p>1. Highley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 250 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. New residential development will be delivered through the development of the identified site allocation. This allocation will be complemented by appropriate small-scale windfall residential development within the Highley development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; and appropriate cross-subsidy and exception</p> | Reflecting wider changes. Clarification. | Shropshire Council. |

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| | | | <p>development where it is consistent with relevant policies of this Local Plan.</p> <p>3. New employment development will be delivered through appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan.</p> <p>4. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>5. Local Plan site allocations are identified in Schedule S9.1(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>6. New development will take account of known infrastructure constraints and requirements identified in the Highley Place Plan, the <u>Shropshire Strategic Infrastructure and Investment</u> Implementation Plan and any relevant additional infrastructure capacity assessments undertaken, and will support the delivery of local infrastructure improvements in line with Policy <u>DP26</u> DP25 of the Local Plan.</p> <p>7. 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> | | |
| AM082 | Page 212 | Policy S9.1 Explanation | <p>Explanation</p> <p>5.124-5.129. <u>5.129.</u> Highley lies to the south-east of Shropshire, seven miles south of Bridgnorth and within commuting distance of Kidderminster. It is a linear settlement, spread over a mile along the B4555 on a ridge above the River Severn. The river lies to the east of the town and separates it from the A442 and Alveley to the east, apart from a footbridge that provides pedestrian access. The town has a mining heritage which has implications for ground stability and contamination in some locations.</p> <p>5.125-5.130. <u>5.130.</u> The nature and scale of development within the Local Plan is designed to maintain and enhance Highley's role as a Key Centre and ensure that local housing need is achieved, whilst also recognising the constraints that exist.</p> <p>5.126-5.131. <u>5.131.</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 within Highley 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>5.127-5.132. <u>5.132.</u> It is important that development takes account of known critical infrastructure constraints and requirements, particularly highways which is a known local concern, as identified within the <u>Shropshire Strategic Infrastructure and Investment</u> Implementation Plan and Highley Place Plan.</p> | Reflecting wider changes. Clarification. | Shropshire Council. |
| AM083 | Page 212 | Policy S9.2-S9.4 Explanation | <p>Explanation</p> <p>5.128-5.133. <u>5.133.</u> No settlements within the Highley Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.129-5.134. <u>5.134.</u> The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy <u>SP9-SP40</u>, other relevant policies within this Local Plan and national policy.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM084 | Pages 217-218 | Policy S10.1 Explanation | <p>Explanation</p> <p>5.130-5.135. Ludlow is a principal Market Town with a key role in the strategic growth objectives for south Shropshire. Ludlow Town Council established their commitment to these objectives in Ludlow Future (Community Plan 2017–2022), to deliver sustainable development and satisfy the needs of their residents. These objectives are supported by the detailed description of the characteristics and opportunities of Ludlow in the Market Town Profile available at: https://shropshire.gov.uk/information-intelligence-and-insight/facts-and-figures/area-profiles/market-town-profiles/.</p> <p>5.131-5.136. Ludlow will explore ways to implement an ambitious growth strategy in the Local Plan. This is supported by the Ludlow Economic Growth Strategy published in draft at: www.shropshire.gov.uk/media/14576/ludlow-legs.pdf. Together they recognise that Ludlow is the third largest employment centre in Shropshire and the main location for businesses and jobs in the south of the County. The strategy is ambitious in its approach to economic growth, to attract inward investment and sustain Ludlow’s individuality, identity, skills and its important and significant cultural and historic heritage.</p> <p>5.132-5.137. 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 Ludlow, 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>5.133-5.138. The SAMDev Plan established two allocations at Rocks Green and Sheet Road to develop an eastern extension to Ludlow but located in the neighbouring Ludford Parish, east of the A49 trunk road that by-passes the town. The housing supply is also augmented by two large appeal sites for housing at Bromfield Road (north) and Foldgate Lane (south).</p> <p>5.134-5.139. The housing requirement for Ludlow is a significant provision for 1,000 dwellings. The scale of committed development leaves only a nominal requirement for new housing in the Local Plan. This will be met from two brownfield land releases with further windfall development. This development must be designed to respect the historic character of Ludlow using good contemporary design that provides an appropriate scale and form of landscaping, open space and car parking. Any further expansion into Ludford Parish is deferred to focus on the delivery of housing in the town.</p> <p>5.135-5.140. The rate of housing development in Ludlow has been lower than anticipated for some time despite these significant commitments. The Council will require landowners and developers with committed sites to bring their land to development and provide housing to meet the needs of the town particularly ‘entry level’ and family dwellings with a choice of ‘age specific’ housing.</p> <p>5.136-5.141. The employment needs of Ludlow will be met by extending the existing allocation south of Sheet Road from 3.5 hectares to around 8 hectares. These two inter-related sites will significantly improve Ludlow’s employment land offer and broaden the range of commercial premises and business representation in the town. There is scope for flexibility in the employment uses delivered on the allocations, but any flexibility must respect the significance and setting of this historic town to ensure its history will continue to be recognised and appreciated.</p> <p>5.137-5.142. The newly combined employment allocations will create a critical mass for development in terms of the provision of infrastructure and the suitability for larger building footprints. Development must deliver good contemporary design with appropriate height, massing, layout, materials, and landscaping to respect the sensitivity of the landscape, ecology and heritage assets. Development should also improve the A49 / Sheet Road junction and deliver a suitable access that may also serve the farm operation to the east.</p> <p>5.138-5.143. The continuing development of Ludlow and the limited intensification of the cluster of development around The Sheet will recognise and address the infrastructure requirements of the area identified in the Ludlow Place Plan published in draft at: https://shropshire.gov.uk/place-plans/view-the-place-plans/.</p> <p>5.139-5.144. Key infrastructure issues in Ludlow comprise: water Water treatment capacity; the need for additional primary school provision; further affordable housing; local infrastructure investment including sport, recreation and leisure and improvements to tourism infrastructure to promote Ludlow as an important tourist destination with international renown for quality, local food and drink.</p> | Correction. Reflecting wider changes. | Shropshire Council. | | |
| AM085 | Pages 218-219 | Policy S10.2 | <p>S10.2. Community Hubs: Ludlow Place Plan Area</p> <p>1. Within the Ludlow 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="783 1785 2377 1892"> <tr> <td data-bbox="783 1785 1484 1892">Community Hub Settlements Burford Clee Hill</td> <td data-bbox="1484 1785 2377 1892">Residential Guideline Around 190 dwellings Around 75 dwellings</td> </tr> </table> | Community Hub Settlements Burford Clee Hill | Residential Guideline Around 190 dwellings Around 75 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements Burford Clee Hill | Residential Guideline Around 190 dwellings Around 75 dwellings | | | | | | |

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| | | | <p>2. Within these Community Hubs, new residential development will be delivered through 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 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. Clee Hill is 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 DP25-DP24 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>5. Local Plan site allocations within these Community Hubs are identified in Schedule S10.2(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>6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | | |
| AM086 | Pages 222-224 | Policy S10.2-S10.4 Explanation | <p>Explanation Community Hubs</p> <p>5.140-5.145. Burford is one of two Community Hubs in the Ludlow Place Plan Area and was designated as a Community Hub in the SAMDev Plan (2015). Burford is located to the east of the A49 Trunk Road into Herefordshire, on the A456 to Kidderminster (Worcestershire). The town sits at the junction of the A4112 at the Teme Bridge crossing of the River Teme (SSSI), into Tenbury Wells (Worcestershire) <u>and linking to the town of Leominster (Herefordshire)</u>.</p> <p>5.141-5.146. Burford is an important service centre for local communities in Shropshire and in the surrounding rural areas of the neighbouring Counties. Burford functions as an extension of the larger town of Tenbury Wells and their combined services gives Burford the largest range of services of any Community Hubs in Shropshire. The particular contributions made by Burford are the availability of employment on the Upper / Lower Teme Business Parks including the branded Kerry Foods factory and the hospital and fire station funded by Worcestershire authorities. Although the role and function of Burford, in combination with Tenbury Wells is significant, the town has yet to deliver a scale of development commensurate with its status. The SAMDev Plan only provided for infilling and conversion development and developers were <u>initially</u> reluctant to make available any new allocated sites in the Local Plan.</p> <p>5.142-5.147. Three housing allocations are now identified to meet the range of needs and demands in the local and sub-regional housing markets. These sites will support the role of Burford and help to promote its function as a key employment and service centre. The housing guideline for Burford at around 190 dwellings is ambitious but reflects the considerable potential for Burford to accommodate development. This also recognises the implications for housing delivery in south Shropshire arising from the extensive Shropshire Hills Area of Outstanding Natural Beauty, where development must comply with Policy DP25-DP24.</p> <p>5.143-5.148. Clee Hill is the other Community Hub in the Ludlow Place Plan Area and was first identified as a Community Hub in the SAMDev Plan (2015). The village lies in the uplands of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) on the moors below the heights of Titterstone Clee Hill (533 metres / 1,749 feet) where it provides a key link south to Worcestershire and Herefordshire. The highest and most sensitive design standards will be sought for all forms of new development in Clee Hill to minimise any adverse effects on the environment, landscape and recreational opportunities in the AONB in line with Policies DP13-DP12, DP15-DP14, DP16-DP15, DP17-DP16 and DP17 <u>DP18 and DP25</u>. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.</p> <p>5.144-5.149. Clee Hill is an important service centre for local communities on the moorlands of the AONB. Clee Hill is located on the A4117 between Ludlow and Cleobury Mortimer at the junction of the A4214 to Burford on the Shropshire border with Tenbury Wells (Worcestershire). The strategy for Clee Hill is to meet the needs of local communities for development and infrastructure and to support its community facilities whilst continuing to protect the landscape of the AONB, the significance of the historic quarrying protected as an SSSI on Titterstone Clee Hill and the ecological importance of the wildlife sites in the surrounding</p> | Clarification. Correction. Reflecting wider changes. | Shropshire Council. |

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| | | | <p>area.</p> <p>5.145-5.150. In the AONB, major development requires evidence of exceptional circumstances and this necessitates the provision of planned development in the Local Plan, to meet the needs of these local communities. As an existing Community Hub, Clee Hill has committed development, and the Local Plan makes a further modest provision for 20 dwellings on a single housing allocation in the north-east of the village. There is also a small allowance for windfall development within Clee Hill to support the sustainable growth of the village.</p> <p>5.146-5.151. 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 <u>Clee Hill's</u> Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.</p> <p>5.147-5.152. The village of Onibury lies to the north of Ludlow close to a crossing of the Shrewsbury to Cardiff rail line over the A49 trunk road. Onibury was formerly a Community Hub but no longer has this designation because it does not support a sufficient range of services. The Local Plan will continue to support the delivery of the saved housing allocation at Onibury Farm (SAMDev site ONBY003) along with cross subsidy and affordable housing schemes around the village. The saved allocation requires a sympathetic layout and design to respect the Conservation Area and a new access from Back Lane. Onibury is partly enclosed within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and any development in Onibury must have regard to potential impacts on the landscape and scenic beauty of the AONB.</p> <p>Community Clusters</p> <p>5.148-5.153. In the Ludlow Place Plan Area, no settlements opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.149-5.154. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP9-SP40, other relevant policies within this Local Plan and national policy.</p> | | |
| AM087 | Pages 228-229 | Policy S11.1 Explanation | <p>Explanation</p> <p>5.150-5.155. Market Drayton has been identified as a Principal Centre and will contribute to the strategic growth objectives in the north-east of the County. The Local Plan provides a balanced housing and employment growth within Market Drayton through the provision of around 1,200 dwellings and 35 hectares of employment land between 2016 and 2038.</p> <p>5.151-5.156. 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 Market Drayton, 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>5.152-5.157. The strategy for Market Drayton has been informed by the opportunity presented by new residential development to contribute positively to the delivery of local objectives. Both the proposed relocation of the existing sports provision, currently located at Greenfields Lane, and the opportunity to develop a new marina development have their origins in the draft Market Drayton Neighbourhood Plan. Whilst this Neighbourhood Plan was unsuccessful at Examination and therefore did not progress to referendum or adoption, it is considered these central objectives of the Plan remain valid and worthwhile, and would improve the sustainability of the town. In selecting the residential site allocations, consideration has therefore been given to the impact these would have on the ability to deliver these objectives, alongside other sustainability considerations.</p> <p>5.153-5.158. With regard to the relocation of the Market Drayton Sports Facility, it is considered land at Longford Turning identified on the Policies Map is suitable in principle for this purpose, having considered a range of factors including scale; availability; proximity to existing residential areas and opportunities to deliver cycle and pedestrian access. It is also acknowledged that this site was the preferred site for the proposed relocation within the draft Market Drayton Neighbourhood Plan. The inclusion of site allocations MDR039 and MDR043 has therefore considered the opportunity to improve the accessibility to the Longford Turning site from the town via a range of means, including vehicular. Proposals on these housing allocations will therefore need to demonstrate how an appropriate level of access to the Longford Turning site can be achieved and ensure this is delivered as part of their delivery.</p> <p>5.154-5.159. It is recognised however that the proposed relocation of the sports facilities is not guaranteed, with the viability of the proposal being a particular consideration. To support this, the strategy recognises that there is a presumption in favour of supporting additional residential windfall development at the existing Greenfields site given the sustainability credentials of this site and its proximity to other existing and planned residential developments. Should the relocation to the Longford Turning site subsequently be considered not to be possible, the strategy allows positive consideration for alternative sites adjoining the A53</p> | Clarification. Reflecting wider changes. | Shropshire Council. |

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| | | | <p>to be considered, but these must be able to provide at least the same level of connectivity presented by the Longford Turning site. In doing this the strategy shows necessary flexibility in order to achieve the long-term aims of the town.</p> <p>5.155-5.160. In seeking to utilise the town's proximity to the Shropshire Union Canal, the development of a marina is another key objective for the town, in recognition of the economic and social benefits this could bring. Whilst the specific allocation of marina development in Local Plans are generally not supported by the Canals and Rivers Trust, it is considered that in principle land at Victoria Farm may be is capable of delivering such a use alongside related uses. In seeking to support a supportive approach to delivery, and in recognition that there may be a need for development to cross-subsidise such a development, Policy S11.1 sets out the issues the Council will consider should a marina proposal become a reality.</p> <p>5.156-5.161. In order to provide further certainty to housing delivery and to ensure the proposed local housing requirement is achieved by 2038, the Local Plan also proposes the inclusion land off Adderley Road shown on the Policies Map for around 125 dwellings. It is considered this site complements the delivery of the objectives of the town and can be delivered relatively early in the plan period.</p> | | | | | | | | | | |
| AM088 | Page 230 | Policy S11.2 | <p>S11.2. Community Hubs: Market Drayton Place Plan Area</p> <p>1. Within the Market Drayton 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="795 793 1792 919"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Hinstock</td> <td>Around 155 dwellings</td> </tr> <tr> <td>Hodnet</td> <td>Around 105 dwellings</td> </tr> <tr> <td>Woore, Irelands Cross and Pipe Gate</td> <td>Around 88 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; 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 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 S11.2(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 in Woore, Irelands Cross and Pipe Gate Community Hub will be expected to positively respond to policies and guidelines within the adopted Woore Neighbourhood Plan and local needs.</p> <p>6. Development proposals within Hinstock and Hodnet Community Hubs 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 | Hinstock | Around 155 dwellings | Hodnet | Around 105 dwellings | Woore, Irelands Cross and Pipe Gate | Around 88 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements | Residential Guideline | | | | | | | | | | | | |
| Hinstock | Around 155 dwellings | | | | | | | | | | | | |
| Hodnet | Around 105 dwellings | | | | | | | | | | | | |
| Woore, Irelands Cross and Pipe Gate | Around 88 dwellings | | | | | | | | | | | | |
| AM089 | Page 231 | Policy S11.3 | <p>S11.3. Community Clusters: Market Drayton Place Plan Area</p> <p>1. Within the Market Drayton Place Plan Area, a number of Community Clusters have been identified, these are:</p> <ol style="list-style-type: none"> Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales; Cheswardine; and Marchamley, Peplow and Wollerton. <p>2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | Reflecting wider changes. | Shropshire Council. | | | | | | | | |

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| AM090 | Page 232 | Policy S11.2-S11.4 Explanation | <p>Explanation</p> <p>5.157-5.162. Three Community Hubs have been identified within the Market Drayton Place Plan Area, these are Hinstock, Hodnet and Woore, Irelands Cross and Pipe Gate.</p> <p>5.158-5.163. Hinstock is a moderately sized village with a range of services and facilities. It is situated to the south of Market Drayton off the A41. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocations and the Local Plan allocation. However, this 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>5.159-5.164. Hodnet is a moderately sized village with a range of services and facilities, situated to the south of Market Drayton off the A53. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocations and the Local Plan allocation. However, this 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>5.160-5.165. A Neighbourhood Plan has been prepared for the Woore, Irelands Cross and Pipe Gate area. This Neighbourhood Plan establishes the long-term delivery strategy for the linked communities with strategically important gaps between them, as defined by the development boundary.</p> <p>5.161-5.166. 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 Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.</p> <p>5.162-5.167. Three Community Clusters have been identified within Market Drayton 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>5.163-5.168. 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-SP40, other relevant policies within this Local Plan and national policies.</p> | Reflecting wider changes. | Shropshire Council. |
| AM091 | Page 233 | Policy S12.1 | <p>S12.1. Development Strategy: Minsterley and Pontesbury Community Hubs</p> <p>1. Minsterley and Pontesbury will act as Community Hubs and will receive development to support their function as Community Hubs which provide services and facilities to serve the needs of the broader Place Plan area. Residential development will contribute towards achieving the housing guideline for the rural area of Shropshire. The residential development guidelines for Minsterley and Pontesbury Community Hubs are around 155 and around 175 dwellings respectively.</p> <p>2. New residential development will be delivered through the saved SAMDev residential and mixed-use allocations and the Local Plan residential site allocations. These allocations will be complemented by appropriate small-scale windfall residential development within the development boundaries for Minsterley and Pontesbury shown on the Policies Map where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan and any Neighbourhood Plan which is adopted; 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 and any Neighbourhood Plan which is adopted;</p> <p>3. New employment development will be delivered through SAMDev mixed-use allocation in Minsterley and appropriate small-scale windfall employment development within Minsterley and Pontesbury, where it is consistent with Community Hub Policy SP7-SP8 and other relevant policies of this Local Plan and any Neighbourhood Plan which is adopted.</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 S12.2(i) below and on the Policies Map. Development of site allocations should be in accordance with specified development guidelines, 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 identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> <p>6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Minsterley and Pontesbury on the integrity of the Stiperstones and Hollies SAC in accordance with <u>Policies DP13</u> Polices DP12, DP15-DP14 and DP16-DP15. Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</p> | Correction. Reflecting wider changes. | Shropshire Council. |

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| AM092 | Pages 235-236 | Policy S12.1 Explanation | <p>Explanation</p> <p>5.164-5.169. <u>5.169.</u> Minsterley and Pontesbury Place Plan Area is unique in not having a key centre. Minsterley and Pontesbury were identified as a joint Key Centre in the Shropshire Core Strategy and SAMDev Plan. However, as a result of the hierarchy of settlements evidence produced by Shropshire Council to support the Plan preparation, the settlements have been reclassified as Community Hubs.</p> <p>5.165-5.170. <u>5.170.</u> Minsterley is large village some 10 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road with an estimated population (in 2016) of 1,558 people. The village has a range of local services and facilities including a primary school, community hall, petrol station and convenience store. Minsterley also plays a significant role as an employment centre with two large food producers, Rea Valley Foods and Muller Creamery, located within the village in a protected employment area.</p> <p>5.166-5.171. <u>5.171.</u> Pontesbury is a large village around 8 miles to the south-west of Shrewsbury, also on the A488 Shrewsbury - Bishops Castle road with (in 2016) an estimated population of 1,897 people. Pontesbury has a good range of local services and facilities including primary and secondary schools, a variety of local shops, community hall, library and medical practice, dentist and chemist.</p> <p>5.167-5.172. <u>5.172.</u> Minsterley has saved SAMDev allocations, at Callow Lane and Hall Farm, which will contribute to the delivery of housing for the Plan period. The delivery of a scheme at Hall Farm to enhance the appearance of the site, the setting of the adjoining listed building and to secure the future of heritage assets on the site, whilst delivering some housing and employment opportunities, remains desirable.</p> <p>5.168-5.173. <u>5.173.</u> There is also a need to: recognise the requirements of existing employment; support new small-scale employment opportunities; and to deliver a range of house types to support the vitality of Minsterley. However, development opportunities, within and adjoining the village, are significantly constrained by appropriate land availability, the impacts of an extensive area of flood risk and the need to safeguard Minsterley Meadows SSSI.</p> <p>5.169-5.174. <u>5.174.</u> The importance of existing employment in Minsterley village is recognised, and the previously defined area will continue to be designated as a protected employment area.</p> <p>5.170-5.175. <u>5.175.</u> Since availability of land and other constraints, particularly flood risk, limit potential locations for future development in Minsterley the scale of proposed development is relatively modest with a site for around 20 dwellings allocated. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs</p> <p>5.171-5.176. <u>5.176.</u> In considering suitable, promoted land and thus available options for further housing in Minsterley a site off the A488 at the eastern edge of the village has been identified. This site is accessible off the A488 (with appropriate speed restrictions/traffic calming measures) and relatively well located in relation to the existing built form of the village. Flood constraints and surface water management would need to be taken into account in the design of any development and it is considered at this point that the site would therefore yield around 20 dwellings.</p> <p>5.172-5.177. <u>5.177.</u> In Pontesbury there are two saved SAMDev Plan allocations, land at Minsterley Road, together with a larger mixed-use site at Hall Bank. The allocation at Hall Bank provided for the delivery of 86 dwellings as well as a convenience store, relocated nursery and community hub. This is a significant development in the context of Pontesbury delivering a number of community benefits, including affordable housing, but will need some time to be assimilated into the fabric of the village. There is however a remaining identified need for affordable dwellings and the delivery of a range of house types to support the vitality of the village</p> <p>5.173-5.178. <u>5.178.</u> Opportunities for development, within and adjoining Pontesbury village, are impacted by areas of high landscape value to the south and east, including the AONB and a restricted road network to the south of the A488. Some sites to the north-eastern side of the village also currently lack suitable access.</p> <p>5.174-5.179. <u>5.179.</u> Further to considering suitable, promoted land, constraints and available options for further development in Pontesbury land at the western end of the village off the A488 is allocated to deliver around 40 dwellings to meet needs of the Plan period.</p> <p>5.175-5.180. <u>5.180.</u> Shropshire Council is working proactively with Pontesbury Parish Council in the ongoing production of the Neighbourhood Plan which will support the development strategy for Pontesbury.</p> <p>5.176-5.181. <u>5.181.</u> Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Minsterley and Pontesbury Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of their residential development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM093 | Page 236 | Policy S12.2-S12.4 Explanation | <p>Explanation</p> <p>5.177-5.182. Whilst there are some small hamlets in the rural area beyond the villages of Minsterley and Pontesbury, no Community Cluster settlements have currently been identified. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.178-5.183. The rest of the Place Plan Area is therefore 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> | Reflecting wider changes. | Shropshire Council. |
| AM094 | Page 237 | Policy S13.1 | <p>S13.1. Development Strategy: Much Wenlock Key Centre</p> <p>1. Much Wenlock will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 200 dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. A Neighbourhood Plan for Much Wenlock covering the period from 2013-2026 was adopted in 2014. The policies and proposals within this Neighbourhood Plan which conform with the Local Plan continue to form part of the Development Plan for the area.</p> <p>3. New residential development will primarily be delivered through the residential site allocation. This will be complemented by appropriate small-scale windfall residential development within the Much Wenlock development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan.</p> <p>4. New employment development will be delivered through the employment allocation within the Much Wenlock Neighbourhood Plan. This will be complemented by any appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan.</p> <p>5. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>6. Local Plan site allocations are identified in Schedule S13.1(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 relevant policies and guidelines identified within the Much Wenlock Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> | Reflecting wider changes. | Shropshire Council. |
| AM095 | Pages 238-239 | Policy S13.1 Explanation | <p>Explanation</p> <p>5.179-5.184. The Town benefits from having an adopted Neighbourhood Plan covering the period 2013-2026. The policies of the Neighbourhood Plan reflect the unique character, circumstances and community aspiration in the town. Indeed, where there is no conflict with this Local Plan, the Neighbourhood Plan continues to up-to-date for the purposes of decision taking. However, it has also been necessary for the Shropshire Local Plan to indicate how it is to plan positively for the Town to 2038, whilst continuing to respect its character and nature and the broad aspirations of the Neighbourhood Plan.</p> <p>5.180-5.185. Key planning issues for Much Wenlock include the fact the town catchment has been designated as a Flood Rapid Response Catchment in the highest category. Surface water flooding can develop very quickly in this situation and the potential impact on flood risk is therefore a very significant local consideration, including in the manner in which development sites are identified.</p> <p>5.181-5.186. The Plan therefore identifies an appropriate growth level over the plan period of around 200 dwellings, along with 2 hectares of employment land provision in order to secure balanced growth. Development is focussed into a single housing allocation at Hunters Gate, where it is considered a maximum of 120 dwellings is acceptable in order to secure sufficient local housing supply and opportunity in the long term, but at the same time directly responding to and addressing the issue of flooding in and around the site, and with adjoining residential areas. The development guidelines for the allocation at Hunters Gate therefore are clear in the level of community benefit required to be delivered as a direct result of the scheme with regards to flood mitigation measures. In addition, it is considered the allocation offers the opportunity for a well-designed scheme, integrating green infrastructure and other open space features throughout.</p> <p>5.182-5.187. Additional development in Much Wenlock will need to recognise the potential impacts on flood risk, heritage assets and the policies and objectives in the Neighbourhood Plan.</p> <p>5.183-5.188. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | achieved since the start of the Plan period and commitments available within Much Wenlock, 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. | | | | |
| AM096 | Page 239 | Policy S13.2 | <p>S13.2. Community Hubs: Much Wenlock Place Plan Area</p> <p>1. Within the Much Wenlock Place Plan Area, Cressage has been identified as a Community Hub. The residential development guidelines for Cressage is identified below:</p> <table border="0" data-bbox="795 506 1736 573"> <tr> <td style="padding-right: 40px;">Community Hub Settlements Cressage</td> <td>Residential Guideline Around 80 dwellings</td> </tr> </table> <p>2. Within Cressage, new residential development will be delivered through new residential allocations identified in the Local 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 Cressage, 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. Local Plan site allocations within Cressage Community Hub are identified in Schedule S13.2(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> | Community Hub Settlements Cressage | Residential Guideline Around 80 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements Cressage | Residential Guideline Around 80 dwellings | | | | | | |
| AM097 | Page 241 | Policy S13.3 | <p>S13.3. Community Clusters: Much Wenlock Place Plan Area</p> <p>1. Within the Much Wenlock Place Plan Area, one Community Cluster has been identified, this is:</p> <p>a. Buildwas.</p> <p>2. Within Buildwas Community Cluster, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within Buildwas Community Cluster, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | Reflecting wider changes. | Shropshire Council. | | |
| AM098 | Page 242 | Policy S13.2-S13.4 Explanation | <p>Community Hubs</p> <p>5.184-5.189. <u>5.189.</u> Cressage is the only Community Hub in the Much Wenlock Place Plan Area and has changed its <u>previous</u> status from being a 'Countryside' settlement since 2015. Cressage has previously provided a small-scale exception site for affordable housing and this marks an important characteristic of the village as an 'inclusive' community that also accommodates gypsy and traveller needs. Cressage, as a Community Hub, will now bring some much-needed investment in key infrastructure and services along with new housing to improve the sustainability of the community.</p> <p>5.185-5.190. <u>5.190.</u> Cressage is situated on an important local highway junction and a bridging point (north) for the B4380 over the River Severn. The village is an important local service centre for smaller rural communities on the A458 (south and west), B4380 (north) and Sheinton Road (east). Cressage has an important but under-appreciated historic core around a former Castle site on the B4380 junction with Sheinton Road and with adjacent and related historic assets on the A458.</p> <p>5.186-5.191. <u>5.191.</u> Cressage, as a Community Hub, offers the opportunity to explore and understand the history and significance of the village and to improve the appearance, appreciation and function of this key service centre. A principal focus for the settlement strategy will be the small but significant historic site of the former (The) Eagles public house and car park allocated as housing site CES006. Redundant for many years, the pub' building has an historic core that has become a designated heritage asset. The redevelopment of CES006 is expected to reveal much about the history of Cressage and will increase its attraction as a place to live.</p> <p>5.187-5.192. <u>5.192.</u> The A458 through Cressage is key to its continuing function but a lack of regard for the speed restrictions and</p> | Reflecting wider changes. Clarification. | Shropshire Council. | | |

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| | | | <p>highway infrastructure to ensure the safety of all road users, has a significant, adverse impact on its residents. The settlement strategy seeks to influence driver behaviour and improve pedestrian safety by providing further highway and pedestrian infrastructure and by changing perceptions of the village. This will be supported by improving pedestrian links through site CES006 and ensuring highway works at site CES005 adjoining the former Vicarage will provide a new residential area that meets the needs of the community and encourages through traffic to respect the amenity and safety of the residents of the village</p> <p>Community Clusters</p> <p>5.188-5.193. <u>5.193.</u> The village of Buildwas is the only Community Cluster settlement in the Much Wenlock Place Plan Area. Development in Buildwas is expected to comprise small scale, infill development within the existing built form of the settlement where these developments conform with Policy <u>SP8-SP9</u>.</p> <p>5.189-5.194. <u>5.194.</u> 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 <u>SP9-SP10</u>, other relevant policies within this Local Plan and national policies.</p> | | |
| AM099 | Page 252 | Policy S14.3 | <p>S14.3. Community Clusters: Oswestry Place Plan Area</p> <p>1. Within the Oswestry Place Plan Area, a number of Community Clusters have been identified, these are:</p> <ol style="list-style-type: none"> Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn; Park Hall, Hindford, Babbinswood and Lower Frankton; Rhoswiell, Wern and Chirk Bank; and Selattyn, Upper/Middle/Lower Hengoed and Pant Glas. <p>2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy <u>SP8-SP9</u> and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Cross-Subsidy Exception Sites Policy <u>DP8-DP7</u> and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale employment windfall development where it is consistent with Community Cluster Policy <u>SP8-SP9</u> and other relevant policies of this Local Plan.</p> <p>4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document 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 on water quality and quantity arising from development in Rhoswiell, Wern and Chirk Bank and in Selattyn on the integrity of the River Dee SAC. Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn on the integrity of Morton Pool Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure from development in Park Hall, Hindford, Babbinswood and Lower Frankton on the integrity of the Cole Mere Ramsar site in accordance with <u>Policies DP13-Policies DP12, DP15-DP14 and DP16-DP15</u>. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> | Correction. Reflecting wider changes. | Shropshire Council. |
| AM100 | Page 253 | Policy S14.2-S14.4 Explanation | <p>Explanation</p> <p>5.197-5.202. <u>5.202.</u> A number of Community Hubs are identified within the Oswestry Place Plan area, reflecting the scale of the services and facilities they provide.</p> <p>5.198-5.203. <u>5.203.</u> Development in the proposed Community Hubs responds to the scale and character of each area, as well as the availability of suitable development options. Where it has been appropriate to allocate land to deliver the local housing guideline the development guidelines reflect this in Schedule S14.2. There are no allocations identified for Kinnerley or Trefonen, and instead the development of suitable infill development along with affordable exception and cross-subsidy sites in appropriate locations outside of the development boundary, will be supported where they help deliver housing which meets identified local needs.</p> <p>5.199-5.204. <u>5.204.</u> Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn; Park Hall, Hindford, Babbinswood and Lower Frankton; Selattyn, Upper/Middle/Lower Hengoed and Pant Glas; Rhoswiell, Wern and Chirk Bank have been identified as Community Clusters. Development within these Community Clusters will be managed in accordance with Policy <u>SP8-SP9</u>. New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | 5.200- 5.205 . 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. | | |
| AM101 | Pages 263-266 | Policy S15.1 Explanation | <p>Explanation</p> <p>5.201-5.206. Shifnal will act as a Key Centre and contribute towards the strategic growth objectives in the east of the County. It is expected that the housing development market will continue to explore Shifnal as a preferred investment location in the M54 corridor and these demands will continue to subject the town to significant growth pressures due to its situation between Junctions 3 and 4 on the M54 and between the urban centres of Wolverhampton and Telford.</p> <p>5.202-5.207. Shifnal is a service and employment location but the employment offer in the town has been affected by the limited development opportunities and the poor quality of the employment land in the town, which is largely confined to the Shifnal Industrial Estate. The strategy for Shifnal from 2016 to 2038 is to change the business investment and employment offer in its scale, quality, range of uses and choice of premises. This will enable Shifnal to function as a sustainable investment location in the M54 corridor with the benefit of accessibility from Junction 3 and its close proximity to the i54 major investment site at Junction 2a.</p> <p>5.203-5.208. The strategy for Shifnal is to provide around 1,500 dwellings and at least 16 hectares of employment development from 2016 to 2038. 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 Shifnal, 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. There is a requirement for the balance of housing development of around 90 dwellings to be provided on unidentified windfall housing sites to achieve the housing guideline for Shifnal.</p> <p>5.204-5.209. The development of housing in Shifnal has achieved high rates of delivery at around 200 dwellings per annum from 2016. If these rates of delivery are sustained over the early period of the Plan, then the supply of housing land is likely to be delivered, in its entirety, well before the end of the current decade and possibly as early as 2025. The town would then have a lengthy period of respite from housing development before any of the safeguarded land is released for development.</p> <p>5.205-5.210. The demands placed on the town, and the response of the development industry may have the effect of seeking to foreshorten this period of respite particularly to address shortfalls in land supply within the sub-regional area, and along the M54 corridor. These pressures will be resisted to provide the necessary time for the community to assimilate the significant and rapid growth of the town since 2016. This respite is important to also provide the opportunity for pipeline infrastructure investments to be implemented and for the investment works associated with the 'lead in' for the proposed new employment area to be undertaken. It is expected that the capacity of the Wesley Brook in relation to its constrained channel and particularly the effects of the flooding discharge load placed on the watercourse, may also be addressed during this time.</p> <p>5.206-5.211. These pressures create some degree of conflict in relation to two significant considerations affecting the future growth of Shifnal. The strategic location, function, size (as the largest Key Centre in Shropshire) and accessibility of Shifnal have the effect of promoting the town as a growth point on the M54 corridor and within this sub-regional area of the West Midlands. In contrast, the community value the character, form and pace of life in Shifnal and wish it to retain its 'village' character in its size, appearance, function and feel.</p> <p>5.207-5.212. This desire to remain as a 'village' community is also re-enforced by structural problems in the town. This is created by many factors including the constrained channel of the Wesley Brook, surface water flooding across the town, the functional capacity of the highway network and limited capacity at key junctions, the lack of private car parking spaces for many homes and businesses and the need for significant investment in the strategic, physical, social and economic infrastructure of the town.</p> <p>5.208-5.213. The Local Plan seeks to address some of these structural issues by securing a sustainable and balanced strategy for the growth of Shifnal. The primary concern is to secure a better balance between the currently committed and likely future scale of housing, the current deficit in employment land and the largely low quality employment opportunities in the town. The strategy seeks to address both the immediate need to provide for housing and employment development to 2038 and to also provide for the future growth of a town that is inset into the Green Belt and restricted by national policy. The intention is to hold apart these two planned phases of development to ensure that growth is planned effectively, and important infrastructure investments can be delivered.</p> <p>5.209-5.214. The approach in the Local Plan is to seek new, additional housing allocations around the edge of Shifnal to complement new housing areas brought forward by the SAMDev Plan which extend the footprint of the urban area. The objective is now to 'place shape' these new neighbourhoods by completing the pattern of development, creating a permeable townscape,</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>enclosing the urban form, creating a strong and legible boundary between the town and the Green Belt, largely using existing safeguarded land.</p> <p>5.210. <u>5.215.</u> There is a single area of safeguarded land remaining from the SAMDev Plan following the provision of new allocations in this Plan. This land can currently only be accessed from Lamledge Lane which is a narrow and inadequate rural lane accessed either from the narrow hump-back bridge over the rail line (north) or from the equally inadequate southern leg of Upton Lane (east) which has a constrained and potentially unsafe junction to the A464. The release of this land is awaiting a more strategic development proposal possibly requiring more land to be released from the Green Belt, or requires an access solution involving a route past Revells Rough (south) as indicated in the development guidelines for allocated site SHF023. The relative isolation of this land is reflected in: its access constraints; and in the tranquillity of the area around Lamledge Lane and Upton Lane, south of the rail line. This suggests the release of this safeguarded land should await a subsequent review of the Local Plan.</p> <p>5.211. <u>5.216.</u> To deliver a level of employment growth in balance with the anticipated level of new housing, it is proposed to deliver a large employment allocation that will deliver a 'net' built development capable of providing sufficient employment to balance the delivery of new housing to 2038. This land is to be released from the Green Belt and it is to be allocated for employment use in the Local Plan for the period to 2038. These Green Belt land releases are recognised as causing moderate-high harm to the Green Belt, but they will redress the significant deficit of employment land and business development opportunities in the town.</p> <p>5.212. <u>5.217.</u> The release of the employment land in its entirety is to facilitate the comprehensive planning of the new employment area with the assurance that all this land is committed for employment development. This defines the 'risk' for the planning, development and delivery of this new employment area to give confidence to the market to invest in the economic future of Shifnal. This aspiration is based on two key assumptions about employment development in Shropshire that employment land is developed to finished floorspace at 40% of the total land area such that around 40 hectares of land will deliver 16 hectares of built development. Secondly, commercial 'production' buildings are developed as single storey properties that here, are expected to largely provide Classes B2 and B8 uses serving the sub-regional supply chains on the A5, M54 and M6 corridors but that appropriate secondary employment uses may achieve two storeys or more subject to appropriate building height considerations reflecting the Green Belt location and the surrounding landscape.</p> <p>5.213. <u>5.218.</u> Shropshire Council considers that a number of Green Belt sites, promoted through the Local Plan Review, may be used to provide strategic opportunities to meet the longer-term development needs of Shifnal. These land releases respond to the strategic directions for growth based on the preferences for housing development to the south and west of the town and employment development to the east of the town.</p> <p>5.214. <u>5.219.</u> The land to be released for employment to the east is individually assessed as having a moderate-high harm, the land to be released for housing to the south and west of the town is individually assessed as having either moderate-high or moderate harm. It is considered that, there is sufficient evidence of 'exceptional circumstances' in Shifnal to justify the release of this land from the Green Belt. To allocate the land for employment now for the period to 2038 and to safeguard the land for future housing development after 2038. It should also be noted that, the proposed safeguarded land to the south of Shifnal includes land between the A464 and Park Lane which is part of an Opportunity Area where the effect of releasing the land from the Green Belt will only have moderate harm.</p> <p>5.215. <u>5.220.</u> At this time, it is expected the land releases to the south and west of the town will be safeguarded for a strategic housing extension capable of creating a new neighbourhood community to deliver:</p> <ul style="list-style-type: none"> a. A new strategic highway from the A464 (south) to the B4169, leading to; b. Significant range and choice of new housing to meet local needs; c. Highway improvements at Five Ways and Innage Road, and d. A future opportunity to connect the A4169 and the A464 through the railway embankment creating a 'safety valve' for the capacity of the Five Ways junction; e. Improved access to community facilities and commercial services in the town with the potential to offer further services including: <ul style="list-style-type: none"> i. Capacity of core services including schools, GP surgery and other health care; ii. Extending the retail offer to provide a choice and deflect trade within Shifnal away from Telford and other alternative locations; and iii. Providing vehicle services for fuel or vehicle charging to deflect trade within Shifnal from the motorway services and other alternative locations. | | |

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| | | | <p>f. a significant net gain in Green Infrastructure and the management of flooding; and</p> <p>g. improved access into the town, to recreational open space and to the countryside in the Green Belt to enhance its environmental quality and accessibility.</p> <p>5.216-5.221. The provision of a strategic link between the A464 Wolverhampton Road and the A4169 Bridgnorth Road will effectively create a by-pass around the town. This will enable though traffic to avoid the principal highway junction in the town centre where the A464 meets Bradford Street. Delivery of this growth will occur beyond the current Local Plan period to 2038.</p> <p>5.217-5.222. It is considered that the strategic opportunities identified in Shifnal will, over time, address the structural constraints affecting the function and operation of the town and contribute to improving the strategic physical, social and economic infrastructure. To realise the potential of Shifnal, it is necessary to release significant land parcels from the Green Belt. These land parcels will be safeguarded for future development except for the employment land releases which will be allocated for development as part of the current Local Plan strategy.</p> | | |
| AM102 | 267 | Policy S15.2-S15.4 Explanation | <p>Explanation</p> <p>5.218-5.223. No settlements within the Shifnal Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.219-5.224. The rural area is designated as Green Belt as such national policies on Green Belt, Policy SP10-SP14 and other relevant policies of the Local Plan apply.</p> | Reflecting wider changes. | Shropshire Council. |
| AM103 | Page 284 | Policy SP16.3 | <p>S16.3. Community Clusters: Shrewsbury Place Plan Area</p> <p>1. Within the Shrewsbury Place Plan Area, a number of Community Clusters have been identified, these are:</p> <ol style="list-style-type: none"> 1. Albrighton; 2. Grafton and Newbanks; and 3. Montford Bridge West. <p>2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.</p> | Reflecting wider changes. | Shropshire Council. |
| AM104 | Pages 285-287 | Policy S16.2-S16.4 Explanation | <p>Explanation</p> <p>Community Hubs</p> <p>5.227-5.232. There are 10 Community Hubs identified in the Shrewsbury Place Plan Area. Of these the Local Plan provides for new allocations in Baschurch, Bayston Hill, Bicton, Bomere Heath and Ford as shown in Schedule S16.2(i). Saved SAMDev Plan allocations within the Community Hubs of Baschurch, Bomere Heath, Dorrington, Hanwood and Nesscliffe are shown in Appendix 2.</p> <p>5.228-5.233. 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>5.229-5.234. Bayston Hill is a large urban village located to the south of Shrewsbury. Due to the proximity between these settlements, consistent with Community Hub Policy SP7-SP8, the retention of the Green Gap to the north of Bayston Hill is a key priority. Two Local Plan residential allocations have been identified in Bayston Hill, one of which represents the redevelopment of a former school, the other is located to the south of the existing built form.</p> <p>5.230-5.235. Baschurch is a large village to the north of Shrewsbury, which benefits from a good range of services and facilities. Over recent years the villages has experienced relatively high levels of growth, partly through planned development, but also as a result of speculative applications granted approval in an effort to boost housing supply. The local housing requirement and the allocations identified to deliver this, reflect this situation and the need to utilise existing opportunities, but also to ensure a balance of development across the village.</p> <p>5.231-5.236. Bicton is a modest sized village to the north west of Shrewsbury on the B4380. Whilst the village benefits from a range of services and facilities, the growth proposal for the area has taken account of its limited scale as well as levels of past</p> | Reflecting wider changes. | Shropshire Council. |

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| | | | <p>housing delivery. The retention of local village character and the maintenance of a clear distinction from the eastern edge of Shrewsbury are key local priorities and have been reflected in the allocation on land east of Villa Farm</p> <p>5.232-5.237. <u>5.237.</u> Bomere Heath is a large village located to the north of Shrewsbury. Development within the village will meet local needs and primarily be delivered through the saved SAMDev Plan allocation and the two Local Plan allocations. The Local Plan allocations will occur in two phases, which will see complementary development and integrated vehicular, cycle and pedestrian links.</p> <p>5.233-5.238. <u>5.238.</u> Cross Houses is a modest sized settlement, formerly part of the Countryside to the south-east of Shrewsbury. Despite its former status, Cross Houses continued to accommodate significant housing development due to past housing supply issues in the County. Cross Houses is a serviced village comprising a series of residential roads off the main A458 from Shrewsbury to Much Wenlock where there are opportunities for infilling and redevelopment within the existing built form of the settlement.</p> <p>5.234-5.239. <u>5.239.</u> Dorrington is a large village to the south of Shrewsbury within the parish of Condover, where a Neighbourhood Plan is being developed. Whilst policy S16.2 identifies the overall growth aspirations for the village in support of its role as a Community Hub, it is for the Neighbourhood Plan to propose a localised strategy to deliver this growth, including through any site allocations and the identification of a development boundary if considered locally appropriate. Shropshire Council acting as a consultee. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.</p> <p>5.235-5.240. <u>5.240.</u> Ford is a modest sized settlement on the A458 Welshpool road, located immediately to the west of Shrewsbury. The village has a distinct and separate historic core to the north with different character areas to the south reflecting the progressive development and infilling of the village towards the A458. There are a range of services within the village, but its core retail and commercial services are directly on the A458, separated from the village, where these services benefit from their roadside prominence but residents require a better crossing over the A458 to access these service uses. The village and its historic core adjoin a local brook, that is bridged within the village, but this watercourse is 'main river' that runs into the River Severn to the north of Ford and the watercourse is affected by the River Severn when in flood. As a result, this watercourse presents a significant flood risk to land along the western edge of Ford. The strategy for Ford is therefore to deliver a single allocation on the eastern side of the village to meet the needs of the community. The proposed allocation will infill and complete the pattern of development up to the A458 frontage and an allowance for windfall development will also permit small scale developments in the remainder of the village.</p> <p>5.236-5.241. <u>5.241.</u> Hanwood is a large linear village located on the A488, south-west of Shrewsbury. The village is located adjacent to the village of Hanwood Bank, however their communities consider that they have very separate identities. No sites are allocated for development within the village, in recognition of the capacity of existing commitments and the constraints present within the town including the adjacent railway line to the north and topography to the south, rather the development guideline will be achieved through appropriate windfall development, where it complies with Policy <u>SP7-SP8</u> and other relevant policies of this Local Plan.</p> <p>5.237-5.242. <u>5.242.</u> Longden is a small village south-west of Shrewsbury which benefits from a range of local services and facilities. Recognising the levels of development which has occurred within the village over recent years, this Local Plan does not allocate land for development, rather the development guideline will be achieved through appropriate windfall development, where it complies with Policy <u>SP7-SP8</u> and other relevant policies of this Local Plan.</p> <p>5.238-5.243. <u>5.243.</u> Nesscliffe is located under the distinctive sandstone escarpment of 'The Cliffe' to the north-west of Shrewsbury and is the smallest Community Hub in terms of the size of its population. The village was designated in the SAMDev Plan and attracted significant development interest resulting in a pipeline supply of housing of over 100 dwellings that exceeds the existing dwelling stock (83 dwellings). The Parish Council and community support the continuing designation of Nesscliffe as a Community Hub and wish to see the windfall allowance of 13 dwellings deliver much needed affordable housing to meet the needs of the local community.</p> <p>Community Clusters</p> <p>5.239-5.244. <u>5.244.</u> There are 3 Community Clusters in the Shrewsbury Place Plan Area which are identified in Settlement Policy S16.4. Development in these Community Clusters is expected to comprise small scale, infill development within the existing built form of the settlement where these developments conform with the policy for Community Clusters. New Community Clusters can be brought forward by communities through the Neighbourhood Plan process.</p> <p>5.240-5.245. <u>5.245.</u> 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 <u>SP9-SP10</u>, other relevant policies within this Local Plan and national policies.</p> | | |

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| AM105 | Pages 287 | Policy S17.1 | <p>S17.1. Development Strategy: Wem Key Centre</p> <p>1. Wem will act as a Key Centre and contribute towards strategic growth objectives in the north-east of the County, delivering around 600 dwellings and around 6 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. New residential development will primarily be delivered through the saved SAMDev residential allocations and Local Plan residential allocations. This will be complemented by appropriate small-scale windfall residential development within the Wem development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan.</p> <p>3. New employment development will be delivered through the saved SAMDev employment allocation and appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross-town traffic movements by commercial vehicles.</p> <p>4. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Wem on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP13-Polices DP12, <u>DP15-DP14</u> and <u>DP16-DP15</u>. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</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 S17.1(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 Wem Town Design Statement, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> | Reflecting wider changes. Correction. | Shropshire Council. | | | | | | | | |
| AM106 | Page 290 | Policy S17.1 Explanation | <p>Explanation</p> <p>5.241-2.246. Wem has been identified as a Key Centre and contributes towards the strategic growth objectives in the north-east of the County. There remain undeveloped site allocations from the SAMDev Plan which are all 'saved' and have been taken into account in the scale and location of additional land allocations to support growth 2038.</p> <p>5.242-2.247. Wem benefits from being on the main Crewe-Shrewsbury rail line, however this does result in the town being somewhat separated east / west. This severance is emphasised by the level crossing situated at the confluence of Aston Road and Sulton Road, which has led to local concerns over traffic congestion. The distribution of new allocated sites has therefore taken account of this issue, and in particular the constraint this places on site options on the east of the level crossing.</p> <p>5.243-2.248. The strategy therefore proposes three additional site allocations for the town to supplement the saved SAMDev allocations. These reflect local concerns over the traffic impact of the level crossing, but also represent sustainable options in themselves, as well as offering a good range of options to the market in terms of scale and location.</p> <p>5.244-2.249. In total the new allocations provide capacity for an additional 210 dwellings to the end of the plan period. There will also be opportunities for additional windfall development within the development boundary, and through the development of affordable and cross subsidy exception schemes.</p> | Reflecting wider changes. | Shropshire Council. | | | | | | | | |
| AM107 | Page 291 | Policy S17.2 | <p>S17.2. Community Hubs: Wem Place Plan Area</p> <p>1. Within the Wem 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="783 1646 2377 1772"> <tr> <td>Community Hub Settlements</td> <td>Residential Guideline</td> </tr> <tr> <td>Clive</td> <td>Around 30 dwellings</td> </tr> <tr> <td>Hadnall</td> <td>Around 125 dwellings</td> </tr> <tr> <td>Shawbury</td> <td>Around 150 dwellings</td> </tr> </table> <p>2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential 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</p> | Community Hub Settlements | Residential Guideline | Clive | Around 30 dwellings | Hadnall | Around 125 dwellings | Shawbury | Around 150 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements | Residential Guideline | | | | | | | | | | | | |
| Clive | Around 30 dwellings | | | | | | | | | | | | |
| Hadnall | Around 125 dwellings | | | | | | | | | | | | |
| Shawbury | Around 150 dwellings | | | | | | | | | | | | |

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| | | | <p>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 S17.2(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> | | |
| AM108 | Page 293 | Policy S17.3 | <p>S17.3. Community Clusters: Wem Place Plan Area</p> <p>1. Within the Wem Place Plan Area, a number of Community Clusters have been identified, these are:</p> <p>a. Grinshill;</p> <p>b. Harmer Hill; and</p> <p>c. Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston.</p> <p>2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan.</p> <p>4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Edstaston, Quina Brook, Northwood, Newton, Tilley and Aston on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and in Harmer Hill on the Cole Mere Ramsar site in accordance with Policies DP13-Policies DP42, DP15-DP44 and DP16-DP45. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</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> | Reflecting wider changes. | Shropshire Council. |
| AM109 | Page 295 | Policy 18.1 | <p>S18.1. Development Strategy: Whitchurch Principal Centre</p> <p>1. Whitchurch will act as a Principal Centre and contribute towards strategic growth objectives in the north-east of the County. It will act as a focus for significant development, delivering around 1,675-1,600 dwellings and around 20 hectares of employment development. New housing and employment development will respond to local needs.</p> <p>2. New residential development will primarily be delivered through the saved SAMDev residential allocations and Local Plan residential allocations. This will be complemented by appropriate windfall residential development within the Whitchurch development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan.</p> <p>3. New employment development will be delivered through the saved SAMDev employment allocations and appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan. The existing employment area at Waymills is safeguarded for employment use in accordance with Policy SP11-SP13 of this Local Plan.</p> <p>4. New retail development will be directed towards the town centre, in line with Policy DP10-DP9, where it will benefit from and contribute to the historic character of the town.</p> <p>5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and Brown Moss SAC/Ramsar site in accordance with Policies DP13-Policies DP42, DP15-DP44 and DP16-DP45. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents</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 S18.1(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</p> | Responds to Planning Inspectors Interim Findings. Clarification. Reflecting wider changes. | Planning Inspectors Interim Findings. Shropshire Council. |

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| | | | <p>policies of this Local Plan.</p> <p>7. Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the Shropshire Strategic Infrastructure and Investment Implementation Plan and Whitchurch Place Plan, particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025 and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy DP26 DP25.</p> <p>8. Development proposals will be expected to positively respond to policies and guidelines identified within any relevant community-led plans and any masterplans that are adopted by Shropshire Council.</p> | | |
| AM110 | Pages 296-297 | Policy S18.1 Schedule S18.1(i) Site Allocation WHT037 & WHT044 Development Guidelines | <p>Development to be delivered in a comprehensive manner in order to ensure sustainable development. The quality, design, 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>The site has potential for two vehicular access points; from Chester Road and Tarporley Road through the existing Mount Farm development. However, there will be no direct vehicular access connecting Chester Road and Tarporley Road, although pedestrian and cycle links through the site will be required.</p> <p>All necessary improvements to the highway network will be undertaken.</p> <p>Opportunities to encourage increased pedestrian and cycle access to, through and from the site into the town centre will be provided.</p> <p>Green infrastructure corridors with effective native planting will form an intrinsic component of this development.</p> <p>Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network.</p> <p>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 from nearby roads.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a Sustainable Drainage Strategy in line with <u>Policy DP23</u> policy DP22. All surface water from the site will be managed effectively, with run-off restricted to greenfield rates. Any areas of flood risk will be excluding from development and will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p> | Correction. Reflecting wider changes. | Shropshire Council. |
| AM111 | Pages 297-298 | Policy S18.1 Schedule S18.1(i) Site Allocation WHT042 Development Guidelines | <p>This site represents a natural extension to the existing SAMDev allocations north of Waymills (saved SAMDev allocations WHIT051 and ELR033). The site will therefore complement and be integrated into the existing planned development, utilising shared access arrangements.</p> <p>Development will provide further cross-subsidy support, where required, for the delivery of the allocated employment land to the east (saved SAMDev policy ELR033). This will be achieved through a proportionate financial contribution to the servicing arrangements necessary to support this 'saved' employment allocation.</p> <p>All necessary highway improvements, including an appropriate pedestrian crossing at Waymills, will also be undertaken. A pedestrian link will be provided to the public right of way to the north of the site.</p> <p>Subject to ecological surveys, the development will facilitate opportunities to make improvements to pedestrian access to the east railway platform, which is currently not accessible to wheelchair users.</p> <p>Green infrastructure corridors with effective native planting will form an intrinsic component of this development. It will contain and form a buffer to the river and associated environmental network. It will also form a buffer to the allocated employment land to the east of the site.</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 heritage assets on site and in the wider area, particularly the nearby Grade II listed railway footbridge.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from nearby roads, the railway line and any future employment uses on the adjacent saved SAMDev employment allocation.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy in line with Policy <u>DP23</u>. DP22 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> <p>A Hydraulic Modelling Assessment (HMA) of the sewerage network will be required to assess its capacity to accommodate additional flows.</p> | Reflecting wider changes. | Shropshire Council. |

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| AM112 | Pages 298-299 | Policy S18.1 Explanation | <p>Explanation</p> <p>5.254-5.259. The strategy for Whitchurch acknowledges the important role the town plays within Shropshire, acting as one of its five Principal Centres. The importance of additional employment development to balance housing growth is a long-held objective for the town and to this end it is recognised that it is of importance to continue to seek delivery on the town's two 'saved' employment allocations at Heath Road and Waymills.</p> <p>5.255-5.260. Both these employment sites were allocated through the SAMDev Plan but have not yet been delivered, partly due to challenging economic conditions but also because of concern over infrastructure capacity. However, since 2016 significant progress has been made on both these sites to improve the conditions for their delivery, through a combination of committed local investment into upgrading foul drainage capacity, and through proposed improvements by SP Manweb to support electricity infrastructure capacity upgrades as part of their North Shropshire Reinforcement Project, which in 2020 received a Development Consent Order by the Secretary of State and is due to be delivered by 2022.</p> <p>5.256-5.261. The strategy therefore has a particular focus on the delivery of these two 'saved' employment allocations as well as the delivery of the significant 'saved' residential scheme at Tilstock Road for around 500 dwellings and associated community uses. This site benefits from outline planning permission, and it is expected to begin delivery in the early part of the plan period.</p> <p>5.257-5.262. Alongside the continued emphasis on the delivery of these significant 'saved' sites, the focus of the strategy is to provide a range of additional good quality residential allocations to support the growth aspirations for the town to 2038. The three new allocations are distributed across the town in order to spread any localised and short-term impact of construction, but also to seek to provide support to a number of localised improvements. This includes further opportunities to improve access to Whitchurch Railway Station and enhancements to local junctions, in particular at the turning of Wrexham Road and Liverpool Road.</p> <p>5.258-5.263. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Whitchurch, which will contribute towards the delivery of the town's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.</p> | Reflecting wider changes. | Shropshire Council. | | |
| AM113 | Page 299 | Policy S18.2 | <p>S18.2. Community Hubs: Whitchurch Place Plan Area</p> <p>1. Within the Whitchurch Place Plan Area, one Community Hub settlement has been identified, this is Prees. The residential development guideline for Prees is listed below:</p> <p>2. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Prees on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP13-Polices DP42, <u>DP15-DP44</u> and <u>DP16-DP45</u>. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.</p> <table border="0" data-bbox="795 1297 1780 1360"> <tr> <td data-bbox="795 1297 1454 1360">Community Hub Settlements Prees</td> <td data-bbox="1454 1297 2377 1360">Residential Guideline Around 170 dwellings</td> </tr> </table> <p>3. Within Prees Community Hub, new residential development will be delivered through the saved SAMDev residential allocations; Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map; 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>4. Within Prees Community Hub, 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>5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Prees on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP13-polices DP42, <u>DP15-DP44</u> and <u>DP16-DP45</u>.</p> <p>6. Saved SAMDev Plan site allocations within Prees Community Hub 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 S18.2(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>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 Prees | Residential Guideline Around 170 dwellings | Reflecting wider changes. | Shropshire Council. |
| Community Hub Settlements Prees | Residential Guideline Around 170 dwellings | | | | | | |

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| AM114 | Pages 300-301 | Policy S18.3 | <p>S18.3. Community Clusters: Whitchurch Place Plan Area</p> <ol style="list-style-type: none"> 1. Within the Whitchurch Place Plan Area, one Community Cluster has been identified, this is: <ol style="list-style-type: none"> a. Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall. 2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev allocations; and appropriate small-scale windfall development, where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan. 3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP8-SP9 and other relevant policies of this Local Plan. 4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall on the integrity of the Cole Mere and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar and the Brown Moss SAC/Ramsar site in accordance with Policies DP13-Polices DP12, DP15-DP14 and DP16-DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents. 5. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document 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. 6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs. | Correction. Reflecting wider changes. | Shropshire Council. |
| AM115 | Page 301 | Policy S18.2-S18.4 Explanation | <p>Explanation</p> <p>5.259-5.264. Within the Whitchurch Place Plan Area Prees has been identified as a Community Hub. Prees is a large village with a good range of services and facilities located off the A41 south of Whitchurch. Development within the village will meet local needs and primarily occur on the Local Plan allocation and saved SAMDev Plan allocations. However, this 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>5.260-5.265. 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>5.261-5.266. One Community Cluster has been identified within the Whitchurch Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within this Community Cluster 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>5.262-5.267. 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-SP40, other relevant policies within this Local Plan and national policies.</p> | Reflecting wider changes. | Shropshire Council. |
| AM116 | Pages 305-206 | Policy S20 Explanation | <p>Explanation</p> <p>6.7-6.32. The Former Ironbridge Power Station ceased operation in 2015. The partly brownfield site is around 140ha and comprises the former Power Stations, associated uses and agricultural land.</p> <p>6.8-6.33. The Economic Growth Strategy for Shropshire identified the opportunity to capitalise on the significant strategic opportunity arising from the redevelopment of the Former Ironbridge Power Station site.</p> <p>6.9-6.34. As such, appropriate redevelopment of the site will contribute towards achieving the aspirations of the Economic Growth Strategy. Importantly, it will also contribute towards meeting housing and employment needs in Shropshire and allow the effective re-use of the brownfield elements of the site.</p> <p>6.40-6.35. Specifically, the mixed-use redevelopment of the Former Ironbridge Power Station to form a new strategic settlement will contribute to growth aspirations in the east of the County by providing:</p> <ol style="list-style-type: none"> a. Economic opportunities through the provision of local employment opportunities. b. Social and environmental opportunities resulting from the provision of additional new homes, local services and facilities, extensive green infrastructure and provision of a new school. <p>6.41-6.36. 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> | Reflecting wider changes. | Shropshire Council. |

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| AM117 | Pages 312-315 | Appendix 1 | <p>Appendix 1: Status of Core Strategy and Site Allocations and Management of Development (SAMDev) Plan Policies</p> <p>A1.1. The following table summarises the status of the policies within the Core Strategy and Site Allocations and Management of Development (SAMDev) Plan.</p> <p>A1.2. Where a Core Strategy or SAMDev Plan policy is 'saved' the issues addressed within the policy are considered to continue to be relevant and have not been addressed within a Local Plan policy, as such it will continue to form part of the Local Plan for Shropshire.</p> <p>A1.3. Where a Core Strategy or SAMDev Plan policy is 'superseded' the issues addressed within the policy are now addressed within a Local Plan policy. Where a Core Strategy or SAMDev Plan policy is 'deleted' the issues addressed within the policy are no longer considered relevant. Where a policy is either 'superseded' or 'deleted', it will no longer form part of the Local Plan for Shropshire.</p> <p>A1.4. Where a policy includes one or more site allocations, the status of these allocations is considered within Appendix 2 of this document. As such Schedule A1 below will:</p> <ol style="list-style-type: none"> 1. Indicate that the policy contains one or more site allocations; and 2. Indicate the status of the policy with the exception of the site allocation (including their location, extent, development guidelines and approximate provision figures). <p>Please Note: Within the SAMDev Plan the S (settlement) Policies consist of a series of <u>sub-policies</u> sub-policies and associated schedules. These are dealt with together within the above table.</p> | Correction. | Shropshire Council. |