

Source	Page Number	Policy / Paragraph	Details / Modified Text: Deleted text shown as <del>struck through</del> additional text shown as <b><u>bold and underlined</u></b>	Inspectors Comments / Notes
D29 Response /Hearing (Q39) ID29 Response /Hearing (Q40)	Page 68	Policy SP16 After Paragraph 3	<b><u>4. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map. This will be complemented by appropriate extensions to existing quarries that are consistent with the requirements of Policies DP30, DP31 and other relevant policies of the Local Plan;</u></b>	
Identified Main Modification (MaM005) ID29 Response/Hearing (Q38)	Page 68	Policy SP16 Paragraphs 4-6	<p><del>4–5. Only supporting proposals for sand and gravel working outside these broad locations</del> <b><u>saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map</u></b> and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites <b><u>this would be consistent with the wider requirements of this policy and other relevant policies of the Local Plan, including Policies DP30 and DP31;</u></b></p> <p><del>56. Supporting environmentally acceptable development which facilitates the production of other mineral resources such as clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements;</del></p> <p><del>67. Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies DP12, DP14, DP16, DP17, DP19 and any other relevant policies within this Local Plan.</del></p>	
Identified Main Modification (MaM093) ID29 Response/Hearing (Q14)	Page 70	Policy SP16 Explanation Paragraph 3.156	National policy requires strategic planning to secure an adequate and steady supply of mineral aggregates. Shropshire is an important source of mineral aggregates, particularly crushed rock. Mineral planning is co-ordinated at a sub-national level by the West Midlands Aggregates Working Party, which has been chaired by Shropshire Council since 2014. Best available evidence indicates that aggregate production in Shropshire remains above both the 10 year rolling average and the landbank of permissions for both sand and gravel and crushed rock have remained consistently above the minimum level required by national policy. <b><u>The landbank of permissions for crushed rock working has remained consistently above the minimum required level and no additional provision therefore needs to be made during the Plan period. Further information about crushed rock and other mineral resources produced in Shropshire is available in the Minerals Technical Background Document.</u></b>	
Hearing (Q82) ID29 Response/Hearing (Q84)	Page 71	Policy SP17 Paragraph 2	2. Supporting the development of sites to deliver additional waste recycling and recovery facilities in accessible locations close to the Strategic, Principal and Key Centres <b><u>and Strategic Settlements</u></b> having regard to other relevant policies of this Local Plan. Outside these locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national <del>and regional</del> policy;	
ID29 Response/Hearing (Q89)	Page 71	Policy SP17 Paragraph 5	5. Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites <b><u>as identified in paragraph 2 of this policy</u></b> is safeguarded, including against the encroachment of incompatible uses, in a way consistent with national guidance.	
ID29 Response/Hearing (Q91)	Page 73	Policy SP17 Explanation Paragraph 3.168	Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies SP13. <b><u>Consistent with national guidance, where the operation of a waste management facility could have a significant adverse effect on new development, the ‘agent of change’ is the new development and as such should include suitable mitigation.</u></b> Facilities designed to treat biodegradable wastes should generally be located away from sensitive land uses such as housing and schools in order to control potential environmental impacts.	
ID29 Response/Hearing (Q51)	Page 154	Policy DP29 Paragraph 1	Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP16.1 of Policy SP16. Applications for non-mineral development which fall within a MSA <b><u>or adjacent to a MSA boundary</u></b> and which could have the effect of sterilising mineral resources will not be granted unless:	

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ID29 Response/Hearing (Q46) ID29 Response/Hearings (Q53)	Page 154	Policy DP29 Paragraph 2	<p>2. The buffer zones surrounding safeguarded mineral <del>extraction</del>, transport and processing facilities are as follows:</p> <table border="1" data-bbox="973 262 1748 493"> <thead> <tr> <th>Safeguarded Mineral Transport and Processing Facilities</th> <th>Buffer Zone</th> </tr> </thead> <tbody> <tr> <td><b><u>Rail facilities and sidings</u></b></td> <td><b><u>100m</u></b></td> </tr> <tr> <td>Main access road to mineral site</td> <td>100m</td> </tr> <tr> <td>Haul road within minerals site</td> <td>50m</td> </tr> <tr> <td>Existing mineral processing plant</td> <td>250m</td> </tr> <tr> <td>Extraction area: Sand &amp; Gravel &amp; Clay</td> <td>100m</td> </tr> <tr> <td>Extraction area: Crushed Rock &amp; Opencast Coal</td> <td>250m</td> </tr> </tbody> </table>	Safeguarded Mineral Transport and Processing Facilities	Buffer Zone	<b><u>Rail facilities and sidings</u></b>	<b><u>100m</u></b>	Main access road to mineral site	100m	Haul road within minerals site	50m	Existing mineral processing plant	250m	Extraction area: Sand & Gravel & Clay	100m	Extraction area: Crushed Rock & Opencast Coal	250m	
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ID29 Response/Hearings (Q56)	Page 154	Policy DP29 Paragraph 3	3. Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral <del>extraction</del> , transport and processing facilities will not be granted unless the applicant can demonstrate that:															
ID29 Response/Hearing (Q58)	Page 154	Policy DP29 Paragraph 4	Applications for permission for non-mineral development in a MSA <b><u>or adjacent to a MSA boundary</u></b> must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment <b><u>should be proportionate and</u></b> will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;															
ID29 Response/Hearing (Q48)	Page 155	Policy DP29 Explanation Paragraph 4.263	The MSA includes information <del>the Coal Authority's 'Surface Coal Resource Plan' which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources.</del> <b><u>Where development proposals are in an MSA for coal resources, applicants should seek to positively engage with the Coal Authority as part of the pre-application process.</u></b>															
Hearing (Q49)	Page 155	Policy DP29 Explanation Paragraph 4.264	<p>4.264. Non-mineral development which is exempt from the requirements of this Policy comprises:</p> <ul style="list-style-type: none"> <li>a. Applications for householder development;</li> <li>b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;</li> <li><del>c. Applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;</del></li> <li>d. Applications for advertisement consent;</li> <li>e. Applications for Reserved Matters, including subsequent applications after Outline consent has been granted;</li> <li>f. Prior notifications (telecoms, forestry, agriculture, demolition);</li> <li>g. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);</li> <li>h. Applications for works to trees;</li> <li>i. Applications for temporary planning permission;</li> <li>j. Development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds; and</li> <li>k. Applications for development of national, regional or local significance which outweighs the value of the mineral.</li> </ul>															
ID29 Response/Hearings (Q39)	Page 156	Policy DP30 Paragraph 1	<del>1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map.</del>															
Hearing (Q42)	Page 156	Policy DP30 Paragraph 2	<p><del>2.</del> <b><u>1. Consistent with the requirements of Policy SP16, P</u></b> proposals for mineral working <del>that</del> falling outside the allocated areas <b><u>will be considered positively where they complement existing permitted reserves and the saved SAMDev Plan mineral allocations, and where they will be permitted where developers can demonstrate that:</u></b></p> <ul style="list-style-type: none"> <li>a. The proposal would meet an unmet need or would prevent the sterilisation of the resource; and,</li> <li>b. The proposal would not prejudice the development of <b><u>permitted sites or the saved SAMDev Plan mineral allocations; and</u></b></li> <li><del>c. The proposal supports the comprehensive working of the site</del> <b><u>c. The proposal supports the comprehensive working of the site</u></b> <del>the allocated sites; or</del></li> <li><del>ed.</del> <b><u>S</u></b>ignificant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the <del>allocated sites,</del> <b><u>saved SAMDev Plan mineral allocations</u></b> <del>allocated sites,</del> and would offer significant environmental benefits.</li> </ul>															

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Hearing (Q43)	Page 156	Policy DP30 Explanation Paragraph 4.266	National policy guidance requires Shropshire to maintain an adequate and steady supply of sand and gravel during the Plan period, taking account of the existing production guideline established by the West Midlands Aggregate Working Party. The latest approved Local Aggregates Assessment (2019) indicates that, at 0.71mt, sand and gravel production in Shropshire and Telford & Wrekin in 2018 is slightly above both the 10 year rolling average for sand gravel sales (0.68mt) and the same as the 3 year average (0.71mt). The landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF. The permitted landbank was equivalent just over 16 years' production in 2018. The LAA also notes that record levels of housing delivery in 2017 and 2018 mean that annual demand for construction aggregates is not expected to increase demand above the level experienced in those years. <b><u>Unmet need is that which is unforeseen, exceeds the forecasted production figures and cannot be satisfied from existing sand and gravel sites.</u></b>																																	
Hearing (Q9)	Page 157	Policy DP30 Explanation Table DP30.1	<table border="1" data-bbox="1110 562 2095 926"> <thead> <tr> <th colspan="2" data-bbox="1110 562 2095 625">Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</th> </tr> <tr> <th data-bbox="1110 625 1813 688"></th> <th data-bbox="1819 625 2095 688">Production Potential 2016 to 2038 (Mt)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1110 688 1813 772">Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank</td> <td data-bbox="1819 688 2095 772">23</td> </tr> <tr> <td data-bbox="1110 772 1813 804">Existing Permitted Reserves</td> <td data-bbox="1819 772 2095 804">13.5</td> </tr> <tr> <td data-bbox="1110 804 1813 835">Saved Local Plan Allocations</td> <td data-bbox="1819 804 2095 835">4.0</td> </tr> <tr> <td data-bbox="1110 835 1813 867">Windfall allowance</td> <td data-bbox="1819 835 2095 867">10.5</td> </tr> <tr> <td data-bbox="1110 867 1813 898"><b>TOTAL Production Potential</b></td> <td data-bbox="1819 867 2095 898"><b>28</b></td> </tr> <tr> <td data-bbox="1110 898 1813 926"><b>Production surplus</b></td> <td data-bbox="1819 898 2095 926"><b>5</b></td> </tr> </tbody> </table> <table border="1" data-bbox="1110 961 2095 1438"> <thead> <tr> <th colspan="2" data-bbox="1110 961 2095 1024">Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1110 1024 1605 1129">A. Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2016-2038), plus 7 year landbank</td> <td data-bbox="1611 1024 2095 1129">24.65Mt</td> </tr> <tr> <td data-bbox="1110 1129 1605 1161">B. Existing Permitted Reserves</td> <td data-bbox="1611 1129 2095 1161">17.84Mt</td> </tr> <tr> <td data-bbox="1110 1161 1605 1192">C. Saved Local Plan Allocation</td> <td data-bbox="1611 1161 2095 1192">3.84Mt</td> </tr> <tr> <td data-bbox="1110 1192 1605 1255">D. TOTAL Current Sand and Gravel Production Potential (B+C)</td> <td data-bbox="1611 1192 2095 1255">21.68Mt</td> </tr> <tr> <td data-bbox="1110 1255 1605 1318">E. TOTAL Windfall Requirement to meet production requirement (A-D)</td> <td data-bbox="1611 1255 2095 1318">2.97Mt</td> </tr> <tr> <td data-bbox="1110 1318 1605 1381">F. Windfall potential from existing, operational sites</td> <td data-bbox="1611 1318 2095 1381">7.99Mt</td> </tr> <tr> <td data-bbox="1110 1381 1605 1438">G. Expected production surplus (in addition to 7 year landbank)</td> <td data-bbox="1611 1381 2095 1438">5.02Mt</td> </tr> </tbody> </table>	Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)			Production Potential 2016 to 2038 (Mt)	Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank	23	Existing Permitted Reserves	13.5	Saved Local Plan Allocations	4.0	Windfall allowance	10.5	<b>TOTAL Production Potential</b>	<b>28</b>	<b>Production surplus</b>	<b>5</b>	Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)		A. Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2016-2038), plus 7 year landbank	24.65Mt	B. Existing Permitted Reserves	17.84Mt	C. Saved Local Plan Allocation	3.84Mt	D. TOTAL Current Sand and Gravel Production Potential (B+C)	21.68Mt	E. TOTAL Windfall Requirement to meet production requirement (A-D)	2.97Mt	F. Windfall potential from existing, operational sites	7.99Mt	G. Expected production surplus (in addition to 7 year landbank)	5.02Mt	
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ID29 Response/Hearing (Q68)	Page 158	Policy DP31 After Paragraph 2	<p>Mineral working proposals should include details of the proposed method, phasing, long-term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:</p> <ol style="list-style-type: none"> <li>Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;</li> <li>Evidence to show that the scheme incorporates best practice advice and is practical and achievable;</li> <li>A Management Plan, which should address the management requirements during each phase of the proposed development;</li> <li>A Reclamation Plan;</li> <li>Provision for a 5 year period of aftercare;</li> <li><b><u>Where operation and restoration proposals fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety;</u></b></li> </ol>																																	

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Identified Main Modification MaM024	Page 160	Policy DP31 Explanation Paragraph 4.275	Where <del>mineral working and subsequent</del> restoration proposals fall within a designated Ministry of Defence safeguarding zone, <u>it will be necessary for the applicant to provide and agree bird hazard management plans for the extraction, restoration, and post restoration phases.</u> Care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.					
Identified Main Modification MaM025 ID29 Response/Hearing (Q93)	Page 161	Policy DP32 Paragraph 2(a)	2a. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where <del>odour, dust and</del> bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;					
Hearing (Q94)	Page 161	Policy DP32 Paragraph 2(e)	Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable. <u>Spreading only applies to agricultural land and agricultural waste and does not apply to other land.</u>					
Hearing (Q92)	Page 162	Policy DP32 Explanation Paragraph 4.278	Policy SP17 identifies accessible locations close to the main urban areas within which additional waste management facilities could come forward. <u>These being locations consistent with the wider policies of the Local Plan.</u> Policy SP13 makes provision for a strategic supply of employment land and premises across Shropshire which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the guidelines for specific employment site allocations in the relevant settlement strategies.					
Identified Main Modification MaM100 Hearing (Q95)	Page 163	Policy DP33 Paragraph 2(a)	Comply with relevant water management and water resource protection policy requirements <u>in accordance with Policy DP19;</u>					
ID29 Response/Hearing (25) (MaM104)	Page 314	Appendix 2 Paragraph A2.2	Where a SAMDev Plan allocation is 'saved' it will continue to form part of the Local Plan for Shropshire. The 'saved' status applies to the site location, extent, development guidelines and approximate provision figures identified within the SAMDev Plan. <u>The location and extent of these sites is identified on the Policies Map, the development guidelines and approximate provision figures are summarised within the following table.</u>					
Hearing (Q59-69)	Page 342	Appendix 4 Schedule A4	<table border="1" data-bbox="1041 1010 2163 1213"> <tr> <td data-bbox="1041 1010 1148 1213">DP31</td> <td data-bbox="1154 1010 1359 1213">Managing Development and Operation of Mineral Sites</td> <td data-bbox="1365 1010 1644 1213">1. The development management process.</td> <td data-bbox="1650 1010 2163 1213">1. Proportion of planning consents which reference the Policy within Planning conditions. <b><u>2. Number of Planning Committee Reports / Officer Reports for mineral proposals which reference Policy DP31.</u></b></td> </tr> </table>	DP31	Managing Development and Operation of Mineral Sites	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions. <b><u>2. Number of Planning Committee Reports / Officer Reports for mineral proposals which reference Policy DP31.</u></b>	
DP31	Managing Development and Operation of Mineral Sites	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions. <b><u>2. Number of Planning Committee Reports / Officer Reports for mineral proposals which reference Policy DP31.</u></b>					
ID29 Response/Hearing (Q80)	Page 349	Appendix 6 Paragraph A6.1	A6.1 Schedule A6 summarises the employment land supply at 31 March 2019 by Place Plan Area. The supply identifies the currently available land in the Strategic Centre, Principal Centres and Key Centres and in all Community Hubs within each Place Plan Area, all Community Clusters within a Place Plan Area and in the wider Countryside within a Place Plan Area, where land has been made available through the planning process. It identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified employment development guidelines. <u>It also identifies those settlements with employment sites preferred for Recycling and Environmental Industries or employment sites dedicated to a single occupier, further information is provided within relevant sites development guidelines, as documented within either the Schedules of Policies S1-S21 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u>					

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Hearing (Q41)	After Page 359	New Appendix 8: Existing Permitted Quarries	<p><b><u>Appendix 8: Existing Permitted Quarries in Shropshire</u></b></p> <p><b><u>A8.1 Schedule A8 identifies the active quarries within Shropshire (as at 01/04/2023). This list of active quarries will be kept up to date within the Council's Authority Monitoring Report (AMR).</u></b></p> <p style="text-align: center;"><b><u>Schedule A8: Active Quarries in Shropshire</u></b></p> <table border="1" data-bbox="1092 422 2148 1115"> <thead> <tr> <th>Quarry Name</th> <th>Status</th> <th>Operator</th> <th>Location</th> <th>Mineral Type</th> </tr> </thead> <tbody> <tr> <td><b><u>Bayston Hill Quarry</u></b></td> <td><b><u>Operational</u></b></td> <td><b><u>Tarmac Ltd</u></b></td> <td><b><u>Sharpstone Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0AW</u></b></td> <td><b><u>Crushed Rock</u></b></td> </tr> <tr> <td><b><u>Bridgwalton Quarry</u></b></td> <td><b><u>Operational</u></b></td> <td><b><u>Salop Sand and Gravel Supply Co Ltd</u></b></td> <td><b><u>Telegraph Lane, Morville, Bridgnorth, Shropshire, WV16 4RJ</u></b></td> <td><b><u>Sand and Gravel</u></b></td> </tr> <tr> <td><b><u>Bromfield Quarry</u></b></td> <td><b><u>Operational</u></b></td> 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Quarry</u></b>	<b><u>Operational</u></b>	<b><u>Bromfield Sand and Gravel</u></b>	<b><u>Station Lane, Bromfield, Ludlow, Shropshire, SY8 2JR</u></b>	<b><u>Sand and Gravel</u></b>	<b><u>Clee Hill Quarry</u></b>	<b><u>Operational</u></b>	<b><u>MQP Ltd</u></b>	<b><u>Clee Hill, Ludlow, Shropshire, SY8 3QA</u></b>	<b><u>Crushed Rock</u></b>	<b><u>Coppice Barn Quarry</u></b>	<b><u>Operational</u></b>	<b><u>JP Wigley</u></b>	<b><u>Delbury Hall, Diddlebury, SY7 9DH</u></b>	<b><u>Stone Quarry</u></b>	<b><u>Gonsal Quarry</u></b>	<b><u>Operational</u></b>	<b><u>Salop Sand and Gravel Supply Co Ltd</u></b>	<b><u>Condover, Shrewsbury, Shropshire, SY5 7EX</u></b>	<b><u>Sand and Gravel</u></b>	<b><u>Grinshill Quarry</u></b>	<b><u>Operational</u></b>	<b><u>Grinshill Stone Quarries Ltd</u></b>	<b><u>Grinshill, Clive, Shrewsbury, Shropshire, SY4 3LF</u></b>	<b><u>Stone Quarry</u></b>	<b><u>Haughmond Hill Quarry</u></b>	<b><u>Operational</u></b>	<b><u>Aggregate Industries</u></b>	<b><u>Uffington, 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