

SAMDev Plan Submission
Core Document (CD) 29a: Revised Schedule of Minor Modifications

	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
<p><u>Please note, the reference numbers in the left hand column relate to the original schedule submitted on 1st August. They have been maintained in this new schedule for consistency.</u></p>			
1.	Schedule MD2.1	<p>Amend MD2 (1) to require development to “respond positively” to local design aspirations wherever possible. Amend the last sentence of paragraph 4.7 for consistency. The preferred policy approach is designed to ensure that local design considerations are at least considered as part of the development management process, including respect for local aspirations ‘wherever possible’ This does not imply undue prescription or represent an unrealistic aspiration.</p>	Rep
2.	Policy MD2	<p>Amend MD2 point 4 of policy:</p> <p>Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Water Management SPD Local Flood Risk Management Strategy</p> <p>Amend paragraph 4.10</p> <p>All developments must include appropriate SuDsS to manage surface water, in accordance with Policy CS18. Given the complexity and detail associated with this aspect of the Flood and Water Management Act 2010, a Shropshire and Staffordshire Sustainable Drainage Handbook is being produced to provide the detailed requirements for applicants on the design and adoption process for SuDS. Developed as part of the Water SPD, Local Flood Risk Management Strategy the SuDS Handbook will provides information on the planning, design and delivery of attractive and high quality SuDS schemes which offer multiple benefits to both the environment and local community. Whilst an initial scope for the SuDS Handbook is included within Appendix A of the Local Flood Risk Management Strategy (Part 2), the SuDS Handbook itself is intended to coincide with the implementation Schedule 3 of the Flood and Water Management Act 2010. New development will be expected to should adhere to the principles set out in this handbook, addressing the requirements, issues and opportunities for SuDS early in the design process, to inform the layout of buildings, roads and open space, to take account of the existing characteristics of the built and natural environment and to seek opportunities to provide the widest possible community benefit. Consideration must also be given to the maintenance requirements for SuDsS, including the design of appropriate access to allow for ongoing maintenance;</p>	Edit

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5.	Policy MD2, paragraph 4.13	Amend paragraph 4.13 to delete reference to the application of the 30sqm per person standard to non-residential development and replace with “For non-residential developments, open space provision should be design-led, informed by the character and context of the development proposed, together with any requirement identified in the relevant Place Plan and the environmental networks approach set out in Policy CS17 and the natural environment SPD.”	Rep
6.	MD2.2 (iii)	Amend MD2.2 (iii) to “ Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13. ”	Rep
8.	MD3 Paragraph 4.20	As not all settlements have development boundaries identified on the Policies Map, for clarity, a change is proposed to the second sentence of paragraph 4.20 of the explanation to replace the words ‘development plan boundary’ with ‘ settlement development boundaries ’, amending paragraph 4.20 to read, “...outside the development plan boundary settlement development boundaries ’ but are otherwise in accordance with the relevant settlement policy.”	Rep
9.	Policy MD4(1ii)	Remove the words “small scale” to read ‘are other suitable, small scale development sites; and	Edit
10.	Policy MD4 (Introductory text)	Clarify introduction to policy MD4. Add in to introductory paragraph to read ‘ Employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic and employment strategy CS13. ’ Amend paragraph to read Further to Policies CS14 and CS19, As part of the management of a portfolio of employment land and premises (CS14 and CS19) and to maintain a reservoir of available sites:	Edit
11.	MD4 paragraph 4.26	Amend explanatory text to include reference to CS13. The portfolio of employment land and premises shown in the annual monitoring report particularly to satisfy Policies CS1, CS13 , CS14 and CS19.	Edit
12.	MD5 Local Aggregates Assessment	LAA considered by AWP at meeting on 24 th June 2014. Further changes may be proposed to reflect comments and published as part of SAMDev evidence base.	Rep
13.	MD5 Paragraph	Amend 4 th sentence of paragraph 4.37 to read: “There are also two sites at Barnsley Lane, near Bridgnorth and Woodcote Wood, near Sherrifhales , where a resolution	Rep

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	4.37	<p>has been made to grant planning permission, but where consent has yet to be issued.” Add new final sentence to paragraph 4.43: “The allocation of these sites is in two phases, in order to help address the potential for cumulative impacts at Morville, where an existing site and a preferred allocation are served by the same road access;”</p> <p>Amend Table 5.2 to read:</p> <table border="1" data-bbox="491 618 1241 1010"> <thead> <tr> <th data-bbox="491 618 667 701"></th> <th data-bbox="667 618 852 701">Estimated Reserve *</th> <th data-bbox="852 618 1078 701">Production Requirement</th> <th data-bbox="1078 618 1241 701">Shortfall</th> </tr> </thead> <tbody> <tr> <td data-bbox="491 701 667 837">Operational Sites 2012 – 2026</td> <td data-bbox="667 701 852 837">4.36</td> <td data-bbox="852 701 1078 837" style="text-align: center;">-</td> <td data-bbox="1078 701 1241 837"></td> </tr> <tr> <td data-bbox="491 837 667 974">Unworked site commitments</td> <td data-bbox="667 837 852 974">4.60</td> <td data-bbox="852 837 1078 974" style="text-align: center;">-</td> <td data-bbox="1078 837 1241 974"></td> </tr> <tr> <td data-bbox="491 974 667 1010">TOTAL</td> <td data-bbox="667 974 852 1010">8.96</td> <td data-bbox="852 974 1078 1010">11.48</td> <td data-bbox="1078 974 1241 1010">2.52</td> </tr> </tbody> </table>		Estimated Reserve *	Production Requirement	Shortfall	Operational Sites 2012 – 2026	4.36	-		Unworked site commitments	4.60	-		TOTAL	8.96	11.48	2.52	
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Operational Sites 2012 – 2026	4.36	-																	
Unworked site commitments	4.60	-																	
TOTAL	8.96	11.48	2.52																
15.	MD5 (3ii)	Amend MD5(3ii) to read: “the proposal would not prejudice the development of the allocated sites; and or, ”	Rep																
	Schedule MD5b	The suggested clause was not included in Morville Extension because there is limited recreational potential by virtue of the location and characteristics of the site. However, insert to Schedule MD5b in relation to Morville Extension a new criterion 4, to read ‘a site restoration scheme will be designed to deliver significant wildlife benefits’.	Rep																
19.	Schedule MD5a and MD5b	Amend references in Schedules MD5a and MD5b to refer to ‘Policies Map’	Rep																
20.	Schedule MD5a and MD5b	Amend Schedule MD5a to include reference to S8 Inset 8 and MD5b to refer to S16 Inset 7 (Gonsal) and S3 Inset 5 (Morville)	Rep																
21.	Schedule MD5a	<p>Amend Schedule MD5a to insert reference to hydrogeology as suggested in bold in the development guidelines for Wood Lane</p> <p>Proposed Change: The Plan should read as a whole:</p> <ul style="list-style-type: none"> • Insertion of this quantity of text would unbalance the policy; • Impacts on the water environment are already generally addressed by CS18 and for minerals in MD17; • However, insert suggested text as additional supporting text for Policy MD17 	Rep																

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22.	Policy MD6 (1)	Amend reference to policy MD7 to read Policies CS5 and the relevant requirements of MD7a and MD7b,	Edit
23.	Policy MD6 (1)	Amend paragraph 1 to read ' Exception to the Green Belt requirements are ':	Edit
24.	MD6, paragraph 4.48	Amend explanatory text to read, 'In the Green Belt the normal countryside Policies CS5 and the relevant requirements of MD7a and MD7b apply '	Edit
25.	MD6, paragraph 4.49	Amend explanatory text to read 'Countryside policies CS5 and the relevant requirements of MD7a and MD7b apply in these settlements'	Edit
26.	MD6, paragraph 4.51	Insert reference to policies CS11 and CS13. Amend paragraph to read "primarily be for economic diversification and to meet the needs of the local communities for affordable housing to satisfy CS11 and CS13 ":	Edit
27.	Policy MD7a (1)	Changes to wording are proposed in response to the need to reflect amendments to permitted development rights introduced after publication as detailed below and other issues. This proposed change will break up the paragraph :- 1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and , other relevant policy requirements. and In the case of market residential conversions requiring planning permission , a schemes should provides an appropriate mechanism for the sensitive re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of single plot affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;'	Rep
28.	MD7a paragraph 4.60	Paragraph should read: '4.60 The policy also clarifies the Council's approach regarding affordable housing contributions..... In these cases, as with new primary dwellings, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling, reflecting that the effect of the removal of the conditions is the creation of a new unrestricted dwelling in the countryside. An affordable housing contribution will however not be required from pre- existing dwellings which have retrospectively become subject to	

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		occupancy conditions as a result of a planning approval for a new rural workers dwelling for the enterprise.	
29.	Policy MD7a.1	Insert 'sensitive' as suggested :- '1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs, other relevant policy requirements and , in the case of market residential conversions, a scheme provides an appropriate mechanism for the sensitive re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions'	Rep
30.	MD7a Explanatory text	The explanatory text refers to Part 5 of the Policy for existing residential conversions. It is not appropriate to amend the Policy for the reasons set out above. Reference can be made in explanatory text to where additional alterations are proposed. Insert in paragraph 4.62 : : '.....Open market residential use will only be accepted where the conversion has met the criteria set out in Policy CS5 and retains Identifiable heritage value. Where additional alterations are proposed these must respect the significance of the heritage asset,its setting and the local landscape character. An affordable housing contribution at the current prevailing rate will also be required, if it has not been previously paid, as it would with the creation of any new market dwelling. Further guidance is provided in the Type and Affordability of Housing SPD.'	Rep
31.	Policy MD7a	Amendments to permitted development (PD) provisions from 06.04.14 allowing change of use of agricultural buildings to residential lead to a need to re-consider policy text MD7a (1) and explanatory text to reflect this. The proposed amendment to Paragraph 1, sentence 2 of Policy MD7a is to insert a reference to relevance when there is a need for planning approval and create new sentences as follows : 'Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and , other relevant policy requirements. and In the case of market residential conversions requiring planning permission, a schemes should provides an appropriate mechanism	Edit
32.	Policy MD7a	There is a need to amend explanatory paragraphs to reference new provisions. It is proposed to insert new first	Edit

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		<p>sentence to paragraph 4.55 and replace 'proposals' with 'applications' in the current first sentence. The paragraph will read :-</p> <p>'Whilst permitted development provisions have been introduced allowing change of use of agricultural buildings to residential use from April 2014 , some proposals, including those within the AONB, Conservation Areas and relating to listed buildings, will be subject to planning control. In addition to the requirements in MD13, to comply with Policy CS5, proposals applications for conversions to open market residential uses should provide evidence of: the buildings' merits, the scheme's contribution to local character, distinctiveness and sustainability improvements.</p>	
33.	Policy MD7b(3a)	Delete ' Required in connection with a viable agricultural enterprise and '	Rep
34.	Policy MD8(4iii)	Amend MD8(4iii) to read: "In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, ecology , water quality and fish stocks;"	Rep
35.	Policy MD8(3iv)	Amend to remove 'recognised' and insert cross reference to MD13 to provide reference to significance.	Rep
36.	Policy MD9	Delete paragraphs 4.90 – 4.95 due to repetition of paragraphs 4.80-4.85 and 4.88	Edit
39.	Policy MD10b (1)	Policy MD10b 1) Amend to read: "To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire's town and rural centres, where permission is required , applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they..."	Rep
40.	Policy MD10b (2)	<p>Amend to read: "The Council will not permit proposals which have a significant adverse impact on town or rural centres, or where it is considered the scope of the Impact Assessment is insufficient"</p> <p>Explanation Para 4.104 – Amend to read: "Where an Impact Assessment is required, the applicant will need to clearly show how their proposal would not lead to a significant adverse impact on the town or rural centre. This should focus on the predicted levels of trade diversion, from the town centre, and have regard to expenditure and population forecasts if necessary. Where there are two or more outstanding proposals, the Council may require applicants to consider the cumulative impact of these schemes. on the town centre. Guidance on the preparation of these assessments is set out in the NPPF and supporting</p>	Rep

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		documentation; Explanation Para 4.106 – Add the following sentence to the end of the paragraph: It is expected that in these cases the level of detail provided in impact assessments is proportionate to the size and role of the centre.	
41.	Policy MD11(8)	Alternative wording at Policy 11.8 (page 62) suggested to read: “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, following the approach ...”	Rep
42.	Policy MD11(11)	Alternative wording at Policy 11.11 (page 63) suggested to read “ “To retain the economic benefit to the visitor economy, the Council will apply appropriate conditions to restrict applications for visitor accommodation to tourism uses will be applied to new applications for visitor accommodation to ensure the accommodation is not used for residential occupation. ”	Rep
44.	Policy MD13	Following further discussion with English Heritage a number of changes have been proposed to address their concerns. These have not yet been agreed and will be dealt with through a Statement of Common Ground.	Rep
45.	MD13 Explanatory text	<ul style="list-style-type: none"> i. Change heritage features to heritage assets. ii. Delete the phrase ‘as and when’ iii. Include World Heritage Site Management Plans as both evidence base and the indicator documents 	Rep
46.	MD14 Paragraph 4.146	Amend last sentence of paragraph 4.146 to read: “ Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage potential odour and noise impacts where detailed assessment may be required. ” Add after first sentence of 4.146 to read: “ Any waste or digestate storage tanks shall be above ground, or where this is not feasible or practicable, proposals should demonstrate that tank bases are an appropriate distance above the seasonal water table. Further guidance is available in the Environment Agency policy ‘Groundwater protection: Principles and practice’ (commonly referred to as GP3). ”	Rep
47.	Policy MD15(2ii)	Amend MD15(2ii) to read: “Demonstrate to the satisfaction of the WPA that the there is a need for the facility outweighs any adverse environmental impacts which the proposal is	Rep

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		likely to cause;	
48.	MD15 paragraph 4.148	Update weblink in 4.14 to national guidance from the Environment Agency	Rep
49.	MD16 paragraph 4.150	Amend 5 th sentence of paragraph 4.150 to read: “The MSA boundaries and protected mineral transport and processing facilities is are illustrated in on the draft Proposals Policies Map and more detailed information is available on an ‘interactive’ mineral safeguarding map which is available on the Council’s website. ” Illustrate PEDL licence areas on the ‘Policies Map’.	Rep / Edit
50.	Policies Map	Illustrate “protected mineral transport and processing facilities” on the map	Edit
51.	Schedule MD17(1)	Amend last sentence of MD17(1) to read: “Where necessary, output restrictions may be imposed agreed with the operator to make a development proposal environmentally acceptable;”	Rep
52.	Schedule MD17(1viii)	Amend MD17(1viii) to read: “ Evidence of the quantity and quality of mineral and the extent to which the proposed development contributes to the comprehensive working of mineral resources and appropriate use of high quality materials;”	Rep
53.	Schedule MD17(5)	Proposed Change: Amend MD17(5) to read: “ Sustainable proposals for the working of building stone will be supported, and a flexible approach will be adopted to the duration of planning consents for very small scale, intermittent but long term or temporary working to work produce locally distinctive building and roofing stone consistent with the objectives of Policy MD2;”	Rep
54.	MD17 Paragraph 4.155	Supplement existing consideration in CS18 and MD17(1v.) by adding to the end of existing paragraph 4.155: “ Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, de-watering activities and restoration activities. It is important that these aspects are fully considered at an early stage and applications should be accompanied by a hydro-geological risk assessment to assess the potential impacts of the proposal on environmental features supported by groundwater, for example, wetlands, watercourses, ponds or existing water supplies. A programme of groundwater level monitoring should commence well in advance of the submission of a planning application in order to inform the risk assessment. The assessment must consider whether potential impacts are deemed acceptable and/or can be appropriately managed through avoidance or mitigation measures. A Scheme of	Rep

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		Working based upon the HRA and groundwater level monitoring results should be submitted with any planning application. A ‘water features survey’ will also be required to identify environmental features and may require the installation of monitoring infrastructure and implementation of a long term monitoring programme for the water environment.”	
55.	MD17 Paragraph 4.156	Supplement existing consideration in CS18 and MD17 (1v.) by adding a further sentence to the end of 4.156: “The restoration of mineral sites can make a positive contribution to the objectives of the Water Framework Directive by helping to achieve good ecological status by 2027 and supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.”	Rep
56.	MD17 New paragraph after 4.156	Insert new paragraph after 4.155: “Minerals are a finite resource and applications should be accompanied by appropriate evidence, collected through a professionally undertaken programme of drilling and mineral assessment, to demonstrate the quantity & quality of mineral,”	Rep
57.	Policy S1.1a	Amend S1.1a (page 86) to read “Development to deliver housing that is appropriate for people of retirement age by meeting ‘lifetime homes’ standards . A high proportion of the development should be one and two-bed units is sought within the development. ”	Rep
58.	Policy S1 Paragraph 5.5	Amend para 5.5 (page 88) to read “site ALB003 at Whiteacres (site ALB2a in the Albrighton Plan) is identified as being capable of meeting the housing requirements of for housing for people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 and or 75+ age groups rather than general family or executive housing and meet ‘lifetime homes’ standards. ”	Rep
59.	Policy S2 (2iii)	It is therefore proposed that Policy S2.2 (iii) be amended to read: “the single allocation CLUN002 is expected to deliver a minimum of 60 dwellings the majority of the housing development and to provide a sustainable mix of housing types and sizes to meet the local needs for affordable and family housing. The balance of development up to a maximum of 10 dwellings will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. Windfall development on small sites will be permitted within the development boundary to deliver an allowance of around 10 dwellings or to balance the level of development on CLUN002 to deliver the housing requirement for the town.	Rep and Edit

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		<p>The management of windfall development in the town will respect the historic character of the settlement and the constraints imposed on the development potential of the town by the historic, narrow and restricted street pattern”.</p> <p>It is proposed that ‘Development Guidelines’ be changed to read “Development to deliver around a minimum of 60 dwellings on a site area with the capacity to subject to the capacity of the site to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision....”</p> <p>Add the following text to the end of the Development Guidelines to read: “There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development”.</p> <p>It is proposed to change ‘Provision’ to read: “60+dwellings”</p>	
60.	Policy S2 (2iv)	Accordingly, settlement policy S2.2 (iv) to be amended to read “...Development will protect and enhance respect the character of the village and its heritage assets and their settings particularly within the central Conservation Area....”	Rep
61.	Policy S2.2 (iv)	Amend Policy S2.2(iv) second paragraph, first sentence to read: <u>“Site LYD009 has frontage highway access directly onto the B4385 and is expected to be developed independently from the adjoining allocations at LYD007 and LYD008”</u>	Rep
62.	Policy S2.2 (iv)	Amend Policy S2.2(iv) second paragraph by inserting the following new text after the second sentence to read: “Sites LYD007, LYD008, LYD009 lie over a culverted watercourse and potential blockages may result in the backing up of discharge upstream with particular impact on site LYD011. A specific Flood Risk Assessment will be required to determine the scale of this effect”.	Edit
63.	Policy S2.29 (iv)	Amend Policy S2.29(iv) development guidelines for site LYD009 to read: <u>“Brownfield redevelopment opportunity on an under used and visually intrusive former garage site which includes including an existing residential bungalow which is expected to remain on the site. The site could accommodate 2 new dwellings around 3 subject to dwelling type and size and the impacts of a covenant affecting part of the site”.</u> <u>The existing bungalow also affords the opportunity for a replacement dwelling to increase the overall site capacity to</u>	Rep

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		4-dwellings. Amend column on 'Provision' to show '2' new dwellings	
64.	Policies Map	Clunbury village currently incorrectly included in Clungunford Cluster – remove 'star' from Clunbury village	Edit
66.	Policy S3.1	This recommended change is accepted and the Development Guidelines for site ELR011b in Policy S3.1 should be changed to read “Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge”	Rep
67.	Policy S3.1 (2)	Amend Policy S3.1(2) to read “Around 1,400 dwellings homes and around 49 12.4 hectares of employment land with 6.6 hectares to relocate the existing Livestock Market will be delivered in Bridgnorth on a mix of windfall and allocated sites...” Amend the Schedules in Policy S3 to reflect the standard formatting for the SAMDev document.	Rep
68.	Schedule S3.1b to Policy S3.1	Amend Policy 3.1 Development Guidelines for site W039 Land at Old Worcester Road by inserting new text to read: “A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site with the objective of implementing appropriate surface water management measures to keep the affected areas in open use”.	Edit
69.	Policy S4	Amendment to S4, paragraph 5. It is proposed to clarify policy S4 at paragraph 5 (page 108) to read: “Tourist related development will be supported where it enhances an existing business on the same site, offers a conservation gain by restoring or improving the sustainable use of a heritage asset feature in accordance with MD13 , or creates a new tourism related business on a suitable infill or brownfield site.”	Rep
70.	Policy S5.1a	Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. <i>Insert: A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site’s northern boundary,</i>	Rep
71.	Policy S5, explanatory text paragraph 2	Amend wording in para 2 of the explanation The town lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton 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. and There are Scheduled Ancient	Rep

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		Monuments at Nover's Hill to the north and Brockhurst to the south. 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.	
72.	Schedule S5.1a to Policy S5.1	Amend Policy S5.1 development guideline for site CSTR018 School Playing Fields by amending the second paragraph to read: "Development must be carefully designed to take account of a specific Flood Risk Assessment to determine the developable area of the site and the groundwater Source protection Zone...."	Edit
73.	Schedule S5.1b to Policy S5.1	Amend Policy S5.1 development guideline for site ELR078 Springbank Farm by inserting next text at the end to read: "and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site "	Edit
74.	S6.2(i)	Amend wording for Kinlet cluster to read: Kinlet, Button Bridge and Button Oak are a Community Cluster which will have growth of around 30 new dwellings up to 2026. New housing will be delivered through a specific site allocation in Kinlet for 20 dwellings, identified on the Policies Map. Further infill and conversions on suitable sites within the development boundary of the village may be acceptable. Button Bridge and Button Oak also form part of the Community Cluster where limited infilling of smaller, market priced houses on single plots immediately adjacent to existing development, and conversions may be acceptable on suitable sites, with housing guidelines of around 5 additional dwellings in Button Bridge, and 5 in Button Oak, over the period to 2026. There is no public sewer system in Kinlet and so any development will need to be served by private sewer network and a package treatment plant in agreement with the relevant utility provider.	Edit
75.	Policy S7.1(5)	Policy S7.1 (5) should be amended to read: "...Development proposals will be required to satisfy the requirements of Policies CS6 , CS13, CS14, CS15, CS16, CS17 , MD2 , MD3, MD4, MD10a, MD10b, and MD11, MD12 and MD13 as appropriate".	Rep
76.	Schedule S7.1a to Policy S7.1	<i>Amend Schedule S7.1a development guidelines for sites CRAV003 and CRAV009 to read: "CRAV003 is the larger site (200 dwellings) with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 provide access to CRAV009 (35 dwellings) situated to the rear up to a total of 235 dwellingsThese combined sites will require an appropriate</i>	Edit

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		<i>scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/ infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required...</i>	
78.	Policy S7.2(i)	Delete the second paragraph of Policy S7.2 (i) as follows: 'The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in Hopesay Parish, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD.'	Rep
79.	Policies Map	Add stars to illustrate the Stoke St Milborough Hopton, Cangeford, Cleestanton, and Cleedownton Cluster	Edit
81.	Schedule S8.1b to Policy S8.1	Amend Schedule S8.1c development guidelines to Site ELR075 Land off Grange Road by adding the following new text to the end: "A specific Flood Risk Assessment is required to investigate the developable area of the site."	Edit
82.	Policy S8.1c	replace the word <i>"including"</i> in the development guidelines with <i>"such as"</i> :	Rep
83.	Policy S8.2(ii)	Amend the development guidelines for site DUDH006 to read: "Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site. "	Rep
85.	Schedule S8.1a	Amend first paragraph of development guidelines to read: "Appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk , whilst retaining and enhancing existing ecological features;	Edit
86.	S8, Inset Map 1	Amend Development Boundary to north-east of town to revert to former line, reflecting the removal of site ELL004 at 'Final Plan' stage.	Edit

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	Page/Policy / Para.	Proposed Change	Source (Rep or edit)
88.	Policy S8.2 (vi)	Amend the policy to read: The settlements of Welshampton and Lyneal are a Community Cluster where development by infilling, small groups of up to 5 houses and conversions may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with housing guidelines of around 20 additional dwellings in Welshampton and 5 addition dwellings in Lyneal. All new development is subject to establishing adequate foul drainage and water supply. Given the limited capacity at the wastewater treatment works, consideration should be given to the use of non mains sewerage incorporating septic tanks in any new development, in accordance with the Welsh Office Circular 10/99 Planning Requirement in respect of Non Mains Sewerage.	Edit
89.	Policy S8.3	Delete the following text and insert new wording to Wood Lane Quarry Extension Development Guidelines to read: 'Further extension of the site is subject to the completion of a Habitats Regulations Assessment (HRA) to Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.'	Rep
90.	Policy S10	Clarification of suggested to S10. 6 (page 141) to read: "All development should protect, restore and enhance have regard to the setting and significance of the historic core of the town recognising the importance of Ludlow Castle as an historic asset of national and international significance."	Rep
91.	Schedule S11.1b to Policy S11.1	Amend Schedule S11.1b development guidelines for sites ELR023/024 to read: "...highway access and drainage / flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site. " Amend site title to read: Sych Farm (Phase 2) ELR023 / ELR024 "	Edit
93.	Inset Map	Amend inset map for Cheswardine: Amend development boundary to exclude the area around the New House Farm site (CHES001) as this is no longer being pursued as an allocation	Edit
95.	Policy S14.1a: Site OSW004	Amend to include a specific requirement for a masterplan to be prepared to guide the proposed development in response to representations from English Heritage.	Rep
96.	Schedule S14.1a to	Amend Schedule S14.1a for Site OSW024 after ' Middleton Road,' in line 9, to state:	Rep and

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	Policy S14.1a	" facilitation, through provision of land, if required, of improvement to the A5/A483 trunk road junction and the provision of sustainable transport improvements associated with the site, and on site pedestrian and cycle links to the provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East and sustainable transport improvements ". and drainage / flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."	Edit
97.	Schedule S14.1ba to Policy S14.1b	Amend Schedule S14.1b for Site ELR042 to add new text to end to read: "Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."	Edit
98.	Schedule S14.1ba to Policy S14.1b	Amend Schedule S14.1b for Site ELR072 to state: "Development subject to access off and improvements to the A5/A483 Mile End trunk road junction, contributions towards sustainable transport improvements associated with the site , and the provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension to/from Oswestry, and landscape buffers to A5". Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."	Rep and Edit
99.	Paragraph 5.132	Amend second sentence to read: "Sites have been allocated which could deliver approximately 1,476 1417 dwellings....."	Edit
100.	Policy S14.2 (iii)	Amend S14.2 (iii) to refer to the development of ' <i>around 67 dwellings</i> ' rather than ' <i>up to 67 dwellings</i> '.	Rep
101.	Policy S14.2 (v)	Amend S14.2 (v) allocated site for STM029, development guidelines to include: Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.	Edit
102.	Policy S14.2 Development guidelines for STM029	Replace existing development guidelines for STM029 to read: "Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off / parking area associated with the new primary school. Land immediately north of the allocated site to be provided	Rep

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		for community recreation and sports pitches.”	
	Policy S14.2 (iii)	Delete part of Policy S14.2 (iii): Llanymynech & Pant to read: ‘...Key development constraints for Llanymynech and Pant include potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment. Critical infrastructure... Delete the second paragraph of the Development Guidelines for Land north of playing fields (LLAN009) in Policy 14.2(iii) as follows: ‘The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.’	Rep
105.	Policy S14 Development guidelines for WRN010	Whilst the development guidelines for the site acknowledge that development will be subject to appropriate drainage design, add to end of existing text: “The layout of the site will need to reflect the presence of a public sewer crossing the site.”	Rep
106.	Policy S14.2 (viii)	Amend second to last sentence of S14.2(vii) to read. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Neighbourhood Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish.	Rep
107.	<i>Schedule 15.1a to Policy S15.1</i>	<i>Amend Schedule 15.1b for sites SHI004/a and SHI004/b by adding the following text:</i> "Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."	Edit
108.	<i>Schedule 15.1b to Policy S15.1</i>	<i>Amend Schedule 15.1b for sites SHI004/c by adding the following text:</i> "Drainage / flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site."	Edit
109.	5.166 (S16)	Insert reference to the Draft Interim Planning Guidance for the Registered Battlefield and its design principles (to be incorporated within the Historic Environment SPD).	
110.	Policy S15 Development boundary for SHI006	Amend the extent of the site boundary for SHIF006 to reflect the approved planning application 14/00062/OUT	Rep
111.	Policy S16.1 – Shrewsbury:	Inclusion of the words ‘A site specific flood risk assessment is required for this site.’ in the Development	Rep

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	Site SHREW210/09, SHREW030/R, SHREW094 and SHREW019	Guidelines for the site in Schedule S16.1a.	
112.	Policy S16.1 – Shrewsbury: Site SHREW198 Land at Ditherington Flaxmill	Inclusion of the words ‘A site specific flood risk assessment is required for this site.’ in the Development Guidelines for the site in Schedule S16.1a.	Rep
113.	Policy S16.1 – Shrewsbury: Site SHREW212/09 Land west of Longden Road	Inclusion of the words ‘A site specific flood risk assessment is required for this site.’ in the Development Guidelines for the site in Schedule S16.1a.	Rep
114.	Policy S16.1b	to include exactly the same development guidelines for Shrewsbury West SUE in S16.1b as in S16.1a (i.e. including reference to the provision of a new Oxon Link Road), with the replacement wording reading as follows: ‘Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site	Rep and Edit

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		<p>specific flood risk assessment is required for this site.'</p> <p>Deleted text in Schedule 16.1b: Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of extension to Oxon Business Park, a gateway employment development on land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</p>	
115.	Policy S16.1 – Shrewsbury: Site ELR006 Land west of Battlefield Road	Inclusion of the words ' A site specific flood risk assessment is required for this site.' in the Development Guidelines for the site in Schedule S16.1b.	Edit
116.	Policy S16.1 – Shrewsbury: Site ELR007 Land east of Battlefield Road	Inclusion of the words ' A site specific flood risk assessment is required for this site.' in the Development Guidelines for the site in Schedule S16.1b.	Edit
118.	Policy S16.1	Amend wording in paragraph 5 (ii) of Policy S16.1 from ' The development accords with the principles of the SUE masterplans adopted by the Council and.... ' to ' The development has regard to the principles of the SUE masterplans adopted by the Council and.... '.	Rep
119.	Policy S16.1	Amend Key of Figure 16.1.1 to replace 'Mixed use' with ' Housing/mixed use ', consistent with the adopted Masterplan.	Rep
121.	Policy S16 Paragraph 5.166	Include a new sentence at the end of paragraph 5.166 of the Explanation to Policy S16.1 to read: ' With regard to the Registered Battlefield, attention is drawn to the Draft Interim Planning Guidance for the Registered Battlefield and its design principles (to be incorporated within the Historic Environment SPD). '	Rep
122.	Policy S16 Development guidelines	Amend development guidelines for sites SHREW095, SHREW115, SHREW105, ELR006 and ELR007 to refer to the need to have regard to the setting of the Registered	Rep

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		Battlefield, by the addition of 'Development should have regard to the significance and setting of the Registered Battlefield' .	
124.	Shropshire Policies Map	Shropshire Policies Map Key and text elsewhere in the Plan to read 'Registered Battlefield' rather than 'Historic Battlefield Site'.	Rep
127.	Policy S18.1.5	Delete S18.1.5	Rep
128.	Policy S18, paragraph 5.184	Amend second sentence of Para 5.184 to read: "In these circumstances the strategy recognises land to the West of the town within the by-pass as offering a potentially suitable broad location for housing there is available land adjoining the Whitchurch development boundary which offers potentially suitable broad locations for housing, and which is in keeping with the Whitchurch Town Plan"	Rep
130.	Policy S18.1	Amend last paragraph of policy to read: Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans, 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 Policies CS8 and CS9.	Edit
131.	S18	In point 2 amend identified on the Proposals Map to read identified on the Policies Map	Edit
133.	S18.2(i)	Under Sites in schedule of allocated sites table amend PRE002/010/011 Land West of Shrewsbury Street to read PRE002/011/012 Land West of Shrewsbury Street.	Edit
134.		Delete the following section of Policy S18.2(i): Prees and Prees Higher Heath Community Cluster as follows: 'New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.'	Rep
135.		Delete the following section of Policy S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster as follows: 'New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.'	Rep