

Submission SAMDev Plan Core Document (CD) 32a: Schedule of Proposed Main Modifications Resulting from Statements of Common Ground

Proposed Main Modifications (Please note, reference numbers relate to original references allocated in Core Document (CD) 29 Submitted on 1 st August and have been maintained for consistency.			
No.	Page / Policy / Para	Proposed Change	Reason for inclusion as Main Modification
Please note: the following proposed main modifications relate to additional policy considerations to Policy MD12 and subsequent policy changes required as a result for internal consistency.			
43	Policy MD12	<p>Insertions and deletions to policy:</p> <p>In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration of Shropshire’s natural assets will be achieved by:</p> <ol style="list-style-type: none"> 1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where 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 or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate. 2. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following proposals which are likely to have a significant effect, directly, indirectly or cumulatively, on any of the following: <ol style="list-style-type: none"> i. the special qualities of the Shropshire Hills AONB; ii. locally designated biodiversity and geological sites; iii. priority species; iv. priority habitats v. important woodlands, trees and hedges; vi. ecological networks vii. geological assets; viii. visual amenity; ix. landscape character and local distinctiveness. <p>In these circumstances a hierarchy of mitigation then compensation measures will be sought. will</p>	Proposed significant new policy consideration

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		<p>only be permitted if it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and; b) the social or economic benefits of the proposal outweigh the harm to the asset. <p>In all cases, a hierarchy of mitigation then compensation measures will be sought.</p> <p>Change to explanatory text: insert new 5 new paragraphs after 4.115</p> <p>4.116 The Habitats Regulation 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, employment uses or in the case of Ellesmere, leisure proposals, may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm.</p> <p>4.117 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 appropriate information to enable the Council to complete this.</p> <p>4.118 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>4.119 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 MD2 or developer contributions towards remedial actions identified in the management or action plan for the designated site or in the Place Plan for the area, e.g. visitor management measures, water management measures as set out in CS18 and implementing the highest standards of design as required by CS6.</p> <p>4.120 Mitigation measures to remove the adverse effects of development on the integrity of the River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.</p>	
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		<p>No change to policy. Best and most versatile agricultural land is covered in CS6. There is no accepted definition of a valued soil nor is Shropshire Council aware of any resource which indicates where such soils occur. Without either of these, development certainty cannot be provided. However change explanatory text to provide guidance:</p> <p>Insert new paragraph after 4.128</p> <p>The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by Defra to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment. Protection of best and most versatile soils is covered by CS6.</p>	
3	MD2	<p>Insertions and deletions to point 5 of policy:</p> <p>Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;</p> <ul style="list-style-type: none"> i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and; ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses and recreation uses including semi-natural open space; iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point, ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity. 	Subsequent change associated to proposed changes to MD12
4	MD2	<p>Delete text from paragraph 4.13 and Insert new explanatory paragraphs 4.13a and 4.13b to read:</p> <p>4.13 Adequate open space is set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For non-residential developments, the number of future occupiers is based on</p>	Subsequent change associated to proposed changes to MD12

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		<p>estimated number of employees. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision. On very large sites, it may be appropriate to divide the recreational open space into more than one area in order to provide accessible provision across the development. In such instances it is important that each recreational area is of a sufficient size to be functional. The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the3 open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council or by Shropshire Council;</p> <p>4.13a Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12;</p> <p>4.13b The types of open space provided need to be relevant to the development and its locality and should take guidance from the Place Plans. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, the local town or parish council, or by Shropshire Council;</p>	
16	MD5a	<p>Delete the following text from Schedule MD5a, point 1 and insert new text to read: ‘1. the completion of a project-level Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a European Site, or a nationally designated wildlife site. Permission cannot be granted if there will be an adverse impact on protected sites; in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12.’</p>	Subsequent change associated to proposed changes to MD12

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17	MD5 Paragraph 4.44	<p>Delete the following text from paragraph 4.44 of the Explanation to Policy MD5 and insert new text to read:</p> <p>4.44 It is a legal requirement for Local Authorities to prepare a Habitat Regulation Assessment (HRA) for plans and projects which have potential to impact upon habitats of European importance. Due to their size and location, mineral sites often have this potential. Whilst initial screening was carried out in support of the preparation of the Core Strategy in 2009, further screening has now been completed for the proposed mineral site allocations to identify any potential effect pathways by which those mineral allocations might impact upon European Designated Sites. The proposed site allocation at Morville has been screened out due to being over 10km from the nearest European Designated Site and the proposed site allocation at Gonsal has been screened out as there is no likely significant effect on European Sites. The remaining proposed site allocation at Wood Lane North Extension cannot be ‘screened out’ of the HRA process at this stage and will require a full Appropriate Assessment to be carried out when the planning application is made.</p> <p>‘4.44 The SAMDev Minerals HRA indicates that the Wood Lane North extension could adversely affect the integrity of the Cole Mere Ramsar site and the White Mere Ramsar site and that a project-level HRA is required at the planning application stage. Detailed information and an analysis of water movements as well as stringent mitigation management plans will be required to support this HRA.. If the HRA indicates that harm arising from the disturbance of ground or surface water flows, reduced water quality, increased sedimentation and the effects of dust cannot be avoided or mitigated in line with Policy MD12, then permission will be refused.. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.’</p>	Subsequent change associated to proposed changes to MD12
65	Policy S2	<p>A co-ordinated approach had been taken to addressing the issues raised by Natural England with respect to MD12 and the recommendations arising from the SAMDev HRA. Further detail is given in the Statement of Common Ground between Shropshire Council and Natural England. Consequent changes to the settlement policies for the Bishop’s Castle area are as follows:</p> <p>Delete text from Policy S2.1 point 5 of Bishop’s Castle and insert text to read: ‘All development in Bishop’s Castle must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and any agreed management strategy for the river catchment. Mitigation measures will be required to remove the adverse effects of development in Bishop’s Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take</p>	Subsequent change associated to proposed changes to MD12

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	<p>account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.'</p> <p>Insert new paragraph 5.16a into the Explanation to Policy S2.1 to read: 'The Plan HRA indicates that development in Bishop's Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.'</p> <p>Insert new second paragraph into Policy S2.2 Community Hub and Cluster Settlements to read: 'Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.'</p> <p>S2.2(i) Bucknell, delete paragraph All development in Bucknell Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.</p> <p>S2.2 (iii) Clun delete paragraph All development in Clun Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment.</p> <p>S2.2 (iv) Lydbury North delete paragraph All development in Lydbury North Parish must have regard to the conservation targets for the River Clun catchment as set out in the nutrient management plan and agreed management strategy for the river catchment.</p> <p>S2.2 (vi) Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes), delete All development in Clungunford Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.</p> <p>Insert new paragraph 5.18a to the Explanation to Policy S2.2 to read: 'The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of</p>	
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		<p>Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'</p> <p>Delete first paragraph to Policy S2.3 and insert new text to read: 'The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in the town of Bishop's Castle, 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.Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.'</p> <p>Delete paragraphs 5.20 and 5.21 to the Explanation to Policy S2.3 and insert new paragraph 5.20 to read: '5.20 Much of the south-western part of the Bishop's Castle area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended – the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;</p> <p>5.21 Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is</p>	
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		<p>adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission;</p> <p>5.20 The Plan HRA indicates that development in the Bishop’s Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.</p>	
77	Policy S7.2	<p>Insert new paragraph at end of Policy S7.2 to read:</p> <p>For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.</p> <p>Insert new paragraph 5.78a in explanation to read: ‘The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.’</p>	Subsequent change associated to proposed changes to MD12
80	Policy S7.3	<p>Insert new paragraph 3 at end of Policy S7.3 to read:</p> <p>For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.</p> <p>Delete paragraphs 5.80 and 5.81 in the explanation to Policy S7.3 and insert new paragraph 5.80 to read:</p>	Subsequent change associated to proposed changes to MD12

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		<p>Some of the western part of the Craven Arms area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended—the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;</p> <p>5.81— Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission.</p> <p>5.80 The Plan HRA indicates that development in the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.'</p>	
84	Policy S8.1	<p>Delete paragraph 5 of Policy S8.1 and insert new paragraph as follows: 5. Ellesmere lies within the West Midlands Meres and Mosses RAMSAR area. All development in Ellesmere must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to these internationally protected sites through a Habitat Regulation Assessment; Mitigation measures will be required to remove any adverse effects from development in Ellesmere on the</p>	Subsequent change associated to proposed changes to MD12

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	<p>integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.</p> <p>Delete the following text in Schedule S8.1a: Housing Sites, Land South of Ellesmere (ELL003a): The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 site. The HRA will need to predict visitor numbers to Cole Mere and Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses from the proposal (alone and in combination). If a significant increase in visitor numbers is predicted it will be necessary to avoid or mitigate for this impact. This may be through provision of a 'Country Park' in accordance with Policy MD2 and/or contributions to visitor management measures at the RAMSAR sites.</p> <p>Delete the following text in Schedule S8.1c: Leisure/Tourism Sites, Land South of Ellesmere (ELL003b): The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 Site. and insert new paragraph as follows: 'The Plan HRA indicates that residential and leisure/tourism development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and water quality impacts on the Cole Mere Ramsar site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.</p> <p>Delete paragraph 5.88 in the Explanation to Policy S8.1 and insert new paragraph 5.88 to read as follows: Natura 2000 sites surrounding Ellesmere could be adversely affected by changes in water levels due to abstraction, changes to surface water drainage, deterioration of water quality through pollution or inflow of sediment, atmospheric pollution and increased recreation. A Habitat Regulation Assessment must be carried out by the LPA for any new development within Ellesmere and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the Natura 2000 sites will not be granted planning permission. The Plan HRA indicates that residential development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites. Measures are also required to remove adverse impacts on the water quality of the Cole Mere Ramsar site arising from leisure and tourism development. Mitigation will be in accordance with</p>	
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		Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.	
87	Policies S8.2, S8.3 (i) and S8.3 (ii)	<p>Insert new paragraph into S8.2 Hub and Cluster Settlements to read: ‘Mitigation measures will be required to remove any adverse effects from residential development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.’</p> <p>Insert new paragraph 5.90a at end of Explanation to Policy S8.2 to read: ‘The Plan HRA indicates that development in the Community Hub of Cockshutt and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere and Welsh Frankton, Perthy, New Marton and Lower Frankton may adversely affect the integrity of the Cole Mere Ramsar site and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.</p> <p>Delete paragraph 5 and Insert new paragraph into S8.3 (i) to read Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.</p> <p>Insertion and deletion of text in S8.3 (ii) development guidelines for Wood Lane site to read ; Further extension of the site is subject to the completion of a Habitats Regulations Assessment (HRA) Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.</p> <p>Insert new paragraph insert before paragraph 5.91 The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.</p>	Subsequent change associated to proposed changes to MD12
103	Policy S14.2	<p>Insert new paragraph at end of Policy S14.2 Hub and Cluster Settlements to read: ‘Mitigation measures will be required to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.’</p> <p>Delete text from S14.2(iii) to read: Key development constraints for Llanymynech and Pant include</p>	Subsequent change associated to proposed changes to MD12

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		<p>potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment.</p> <p>Delete text from the development guidelines in S14.2 (iii) to read: (LLAN009) Development subject to: The provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC; The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC. (LLAN001) Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway; The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.</p> <p>Insert new paragraph 5.139a into the Explanation to Policy 14.2 to read: ‘The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’</p>	
117	Policy S16.2	<p>Insert new paragraph at end of Policy S16.2 Community Hub and Cluster Settlements to read: ‘Mitigation measures may be required to remove any adverse effects from development of site BA035 on the integrity of the Fenemere Ramsar site in accordance with Policy MD12.’</p> <p>Insert new paragraph 5.168a in the Explanation to Policy S16.2 to read: ‘The Plan HRA indicates that development of site BA035 in Baschurch may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures may be required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment’</p> <p>Delete text in Policy S16.2(i) Baschurch as follows: ‘Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north-west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.’</p>	Subsequent change associated to proposed changes to MD12

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126	Policy S17.1	<p>Insert new paragraph at end of Policy S17.1 Wem town to read: ‘Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.’</p> <p>Insert new paragraph 5.175a after Policy S17.1 to provide explanatory text to read: ‘The Plan HRA indicates that residential development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.’</p>	Subsequent change associated to proposed changes to MD12
129	Policy S18.1	<p>Delete paragraph 6 of Policy S18.1 Whitchurch and insert new paragraph to read:</p> <p>1. Whitchurch lies within the West Midlands Meres and Mosses RAMSAR area. All development in Whitchurch must demonstrate that it will not adversely affect the component SSSI’s included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to Brown Moss SAC through a Habitat Regulation Assessment. Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.</p> <p>Insert new paragraph 5.184a to the Explanation to Policy S18.1 Whitchurch to read: ‘The Plan HRA indicates that residential development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment</p>	Subsequent change associated to proposed changes to MD12
132	Policy S18.2	<p>Insert new paragraph at end of Policy S18.2 Hub and Cluster Development Strategy to read: ‘Mitigation measures will be required to remove any adverse effects from development in the Whitchurch area on the integrity of Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.’</p> <p>S18.2(i): Prees and Prees Higher Heath Community Cluster delete text to read: In Prees Higher Heath the significant brownfield housing commitment on the current Grocontinental works site is not considered in the future housing growth of the Cluster, and subject to Policy MD3, should this site be undelivered any</p>	Subsequent change associated to proposed changes to MD12

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		<p>replacement housing will not be identified within the Prees Community Cluster settlements. 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.</p> <p>S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster, delete text to read: To support sustainable growth in Tilstock which respects local character and context, a phased approach will be used for the delivery of the allocated sites in accordance with the development guidelines in schedule below. 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.</p> <p>Insert new paragraph 5.189a to Explanation to Policy S18.2 to read: ‘The Plan HRA indicates that residential development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural & Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.’</p>	
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