

SAMDev Submission Document CD32 – Schedule of Proposed Main Modifications

Please note, the following schedule does not include those main modifications which relate to the outcomes of agreed Statements of Common Ground with Natural England, English Heritage, Environment Agency, Severn Trent Water and Welsh Water. These are included in a separate schedule under CD32a

Proposed Main Modifications (Please note, reference numbers relates to original references provided in Core Document (CD) 29 Submitted on 1st August			
No.	Page / Policy / Para	Proposed Change	Reason for inclusion as Main Modification
7	MD3 (3)	<p>A change is proposed to include an additional sub-clause after (iv) (The benefits) to read ‘(v) The impacts of the development, including the cumulative impacts of a number of developments in a settlement’, with the last sentence of related paragraph 4.22 of the Explanation amended to read ‘Exceeding the settlement housing guideline by too great a degree and the cumulative impacts of a number of developments in a settlement can result in unsustainable development that stretches infrastructure and community goodwill towards breaking point’.</p> <p>In addition, in order to reflect that the matters to which regard should be had set out in Clause 3 are broad considerations rather than precise criteria, it is proposed to replace the word ‘criteria’ in Clause 4 with ‘considerations’, amending Clause 4 to read, “...may be acceptable subject to the criteriaconsiderations in paragraph above.”</p>	Proposed significant additional policy consideration
14	MD5	Further discussion with the Mineral Products Association and Development Management colleagues suggests that criterion MD5(2i) is no longer needed and should be deleted.	Proposed significant new policy consideration
37 / 120 / 123	Policy MD9 / S16 – Inset Map 1	A change is proposed to the boundaries of the employment area safeguarded under Policy MD9 at Battlefield Enterprise Park to exclude any land forming part of the Registered Battlefield.	Proposed change to defined safeguarded area
38	Policy MD10a	Amend the Ludlow Policies Inset Map to remove Tower Street from the Primary Shopping Area, but retain the existing premises of One Stop and Sommerfield within the Primary Shopping Area.	Proposed change to defined Primary Shopping Area
92	Policy S11.2 (viii)	<p>Amend text for Tyrley Community Cluster:</p> <p>The settlements of Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane) are a Community Cluster providing limited future housing growth of approximately 10-15 dwellings over the period to 2026, to</p>	Proposed change to the description of types of residential

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		allow for small scale development which helps support local amenities. This will be delivered through infilling and conversions and small groups of houses which may be acceptable on suitable sites within the villages, avoiding ribbon development along the A529.	development appropriate
New	S11.2(vi)	<p>Stoke Heath</p> <p>Recent discussion (September 2014) with Stoke Heath Parish Council indicates that, whilst they did not make any formal representation at Final Plan stage, they would like SC to consider allocating an additional site and that they wish to amend the existing development strategy for the hub to clarify that development outside the proposed site allocations will be restricted to conversions and exceptions such as affordable housing. The character and settlement pattern of Stoke Heath is such that new infill market housing is considered inappropriate. Specific changes will be provided as soon as they have been agreed with the PC.</p>	Proposed significant new policy consideration
94	Policy S12	<p>Additional percentage of affordable housing at Hall Bank, Pontesbury has been negotiated with the landowners Need for PBY018/0029 guidelines to more specifically refer to seeking greater affordable housing provision to meet local need.</p> <p>Change: Amend development guidelines to refer to this by inserting text as shown below. ‘The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site ‘Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits ‘.</p>	Proposed additional consideration for the delivery of site PBY018/029
125	S17 Inset Map 1	Amend Development Boundary in the vicinity of Mill Street to reflect the extent of the latest flood risk boundary.	Proposed change to development boundary