

Shropshire Council

Withdrawn Draft Local Plan 2016 to 2038

The draft Shropshire Local Plan (2016 – 2038) was submitted to the secretary of state for examination on 3 September 2021.

The secretary of state appointed planning inspectors Louise Crosby MA MRTPI, Elaine Worthington MTP MUED MRTPI IHBC and Nick Palmer BA (Hons) BPI MRTPI to carry out an independent examination of the draft Shropshire Local Plan (2016 – 2038).

Unfortunately in March 2025 the inspectors concluded in their correspondence (ID48) that due to the amount of additional work required to address their soundness concerns, they were “unable to apply our discretion in this case to allow the examination to continue.” As such, they recommended the withdrawal of the draft Shropshire Local Plan or they would prepare their examiners' report finding the draft Shropshire Local Plan unsound.

The council recognised the only options provided by the inspectors resulted in the same outcome, the draft Shropshire Local Plan not proceeding to adoption. As such, in March 2025, officers responded to the inspectors (GC57), indicating there was little choice but to recommend to elected members that the draft Shropshire Local Plan be withdrawn from the examination, subject to Section 27 of the Town and Country Planning Act (as amended).

The decision to withdraw the draft Shropshire Local Plan was subsequently made by council on 17 July 2025. The council formally withdrew the draft Shropshire Local Plan from examination on 25 July 2025.

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2. Introduction

- 2.1. The pursuit of sustainable development is at the heart of the planning process. The National Planning Policy Framework (NPPF) quotes the United Nations General Assembly in defining what this means at a strategic level:
- “meeting the needs of the present without compromising the ability of future generations to meet their own needs”*
- 2.2. The role of the Shropshire Local Plan is to translate this high-level objective into a meaningful and positive framework at the local level to inform decision making for the benefit of the County. This relates to both strategic issues, such as the amount of growth proposed and how it is distributed, and how the County moves towards a net zero carbon economy; through to more detailed issues, such as the design and layout of new development and how environmental assets are to be protected.
- 2.3. Achieving sustainable development will mean that decision makers must look at all facets of sustainability in arriving at decisions: economic, social and environmental. In all cases a balance of considerations is needed, and it is accepted this will often lead to a variety of opinions being expressed. This includes the need for growth in meeting the future housing and employment needs of communities in the long-term. All this should be done in collaboration with a range of stakeholders from local communities, Parish and Town Councils, infrastructure providers, statutory organisations, local businesses, landowners and developers amongst others. The Shropshire Local Plan is for the long-term, covering a 22-year period from 2016 to 2038.

Shropshire's Character

- 2.4. The Shropshire Local Plan covers the administrative area of Shropshire Council; a large and diverse County, predominantly rural in nature, covering around 320,000 hectares, 98% of which is classified as rural. The County is situated in the far western corner of the West Midlands Region on the border with Wales and has close relationships and strong sub-regional ties with Herefordshire and Telford and Wrekin, highlighted by the fact these areas together form the Marches Local Economic Partnership (LEP) area.
- 2.5. Shropshire¹ has an estimated population of around 323,000 people, living in around 138,000 households. Shropshire contains a diverse range of settlements, each with its own character and identity. Shrewsbury, the County Town and Strategic Centre of Shropshire is the largest settlement, with an estimated population of around 75,000. The Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch each have a population of more than 10,000. The remaining urban settlements consist of the Key Centres of Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem. Within the rural areas there are hundreds of small villages, hamlets and isolated dwellings.
- 2.6. Around 65% of those living in Shropshire are within the Strategic, Principal and Key Centres, whilst the other 35% live in the rural area. Shropshire has a

¹All references to Shropshire within this document exclude the Telford and Wrekin Council area.

population density of 1.00 person per hectare compared to 4.24 for England, 3.87 for England and Wales and 4.46 for the West Midlands.

- 2.7. The divergence between Shropshire and England's population age is evident, with Shropshire having a much greater proportion of people in all age groups above 50 years. In contrast England has a substantially higher proportion of population in all the younger age groups.
- 2.8. In 2018, there were 15,710 enterprises in Shropshire, which were represented by 17,865 local VAT or PAYE registered units. Since 2011, when the number of enterprises dipped by 165 (-1.2%), growth has been sustained in each year, with 1,570 additional enterprises operating in 2018 than there were in 2010. This represents growth of 11.1% over the eight year period.
- 2.9. The richness of Shropshire's historic environment is reflected in the number of designated heritage assets. There are 6,913 listed buildings, 441 Scheduled Ancient Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield. The wider value of historic landscapes and townscapes is recognised through the designation of 127 Conservation Areas in Shropshire, together with the wealth of non-statutory undesigned heritage assets (c 35,000) recorded on the Historic Environment Record.
- 2.10. The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England, as evidenced by the 300 or so regionally important geological sites (RIGs). The countryside ranges from the gently undulating landscape in the north through the low-lying fertile valleys of the meandering River Severn and its tributaries to the distinct hills and open, windswept moorlands of the south.
- 2.11. Around 23% of Shropshire forms part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB). National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs) and non-statutory Wildlife Sites together cover approximately 6% of the land area. Approximately 7% of the land area of Shropshire is covered by woodland which includes a higher than average proportion of ancient woodland.
- 2.12. The County has a road network with approximately 5,100km of carriageway and is easily accessible by road (including the A5/M54 motorway). Shropshire has a high level of car ownership, with 84.2% of households having access to at least one car or van. Shrewsbury acts as a rail hub with easy access to Wales, Cheshire, the West Midlands, and London and beyond. There are 15 other railway stations across Shropshire and an extensive bus network which together aim to provide accessible public transport to residents and visitors.
- 2.13. Because of the County's size, the Local Plan uses a series of smaller Place Plan Areas, normally consisting of a main Market Town and its surrounding hinterland. These Place Plan geographies are well established and represent areas with functional relationships with each other and as such have been used to capture the infrastructure needs of Shropshire in a manageable way. For the purposes of the Shropshire Local Plan they are used to present a series of localised strategies, although they in themselves have no planning status.

National Planning Policy Framework (NPPF)

- 2.14. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has had several iterations since, most recently in February 2019. The NPPF forms national planning policy, and whilst it is not part of the development plan, it is a significant material consideration in decision-taking and plan-making. The NPPF is supported by a range of National Planning Practice Guidance (NPPG) notes.
- 2.15. The importance of a plan-led system is a central feature of the NPPF. This key principle is supported by the 'presumption in favour of sustainable development', which sets out that Local Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. Whilst the NPPF establishes a number of 'ground-rules' to guide both decision making and the preparation of Local Plans, such as the requirement to meet an area's housing needs as a minimum requirement, it is for the Local Plan to distil this into an appropriate long-term strategy for the County and to prepare policies to guide and manage development effectively.

The Shropshire Local Plan 2016 to 2038

- 2.16. The current Development Plan in Shropshire consists of the Core Strategy (2011); the Site Allocations and Management of Development (SAMDev) Plan (2015); and any adopted formal Neighbourhood Plans. These documents provide a positive framework for managing development in the County up to 2026 and are currently considered to be up-to-date. It is however a requirement for Council's to review their development plans regularly and at least every five years.
- 2.17. Upon adoption the policies of the Shropshire Local Plan 2016 to 2038 will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted formal Neighbourhood Plans which conform with the Shropshire Local Plan 2016 to 2038 will also continue to apply.
- 2.18. The NPPF states that from adoption, the strategic policies of the Local Plan should look ahead over a minimum of 15 years. It is anticipated that the Local Plan will be adopted in 2022, subject to independent examination, and it is therefore considered the plan meets this longevity requirement.
- 2.19. The Shropshire Local Plan seeks to provide a sustainable pattern of growth, responding to the varying scales, needs and functions of the County's hierarchy of settlements. This means recognising the County's diverse features and characteristics, including such factors as the Shropshire Hills AONB, the many designated heritage and natural environment assets and the presence of Green Belt, but also responding positively to a range of evidence which underpins many of the Local Plan's policies.
- 2.20. The Shropshire Local Plan does not sit in isolation; it is supported by and has regard to a number of other strategies produced by the Council and other bodies, including: The draft Housing Strategy 2020 to 2025; The draft Climate Change Strategy; the Economic Growth Strategy 2017 to 2021; the emerging Local Transport Plan; and AONB Management Plan. Where relevant, the policies of this Local Plan specifically reference where these documents may

be considered material in decision making. In addition, the Local Plan is supported by a robust evidence base, key evidence for each Policy in this Local Plan, is identified in Appendix 3: of this document.

- 2.21. This Local Plan seeks to respond effectively to these strategies and evidence, and in doing so should not be categorised as having any one overarching theme. Instead the Plan provides a broad basis for dealing with a number of challenges in a balanced and positive manner, from the need to deliver affordable housing for local needs; the need to provide improved conditions for economic growth; the need to protect and enhance the County's wealth of natural and historic assets; and the need to respond to the climate change emergency. Where decisions on land allocations have been taken, they have been done so having regard to a full balance of considerations, with the aim of achieving sustainable development.
- 2.22. It is accepted that development can sometimes be a contentious issue. With this in mind, the preparation of the Shropshire Local Plan has not been a rushed process, and instead the Council have sought to build consensus around shared local priorities and proposals. The Council began preparing the Local Plan review in 2017. At the core of this process is continuous and meaningful community engagement, in line with the Council's Statement of Community Involvement (SCI). To this end the Council has undertaken five consultation stages as part of the Regulation 18 stage of plan preparation:
 1. Issues and Strategic Options (January 2017 - March 2017);
 2. Preferred Scale and Distribution of Development (October 2017 - December 2017);
 3. Preferred Sites (November 2018 - February 2019);
 4. Strategic Sites (July 2019 - September 2019);
 5. Regulation 18: Pre-Submission Draft of the Shropshire Local Plan (August 2020 – September 2020).
- 2.23. These documents, which are available on the Council's website, each dealt with specific aspects of the plan making process and sought to provide the opportunity for communities and other stakeholders to make comments on emerging proposals. Notably there were:
 - a. Around 400 unique respondents to the 8-week Issues and Strategic Options consultation;
 - b. Around 600 unique respondents to the 8-week Preferred Scale and Distribution of Development consultation;
 - c. Around 3,600 unique respondents to the 12-week Preferred Sites consultation;
 - d. Around 2,300 unique respondents to the 10-week Strategic Sites consultation; and
 - e. Around 2,500 unique respondents to the 8-week Regulation 18: Pre-Submission Draft of the Shropshire Local Plan consultation.
- 2.24. Every comment made as part of the Regulation 18 stages undertaken have been considered in arriving at the Council's Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.
- 2.25. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan identifies a vision and framework for the future development of Shropshire to 2038, addressing such issues as the needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks

to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

- 2.26. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is supported by a Sustainability Appraisal and Habitat Regulation Assessment.

Cross Boundary Issues and the Duty to Cooperate

- 2.27. Legislation requires Council's preparing Local Plans to undertake a 'duty to cooperate', which makes it a legal requirement for Council's and statutory bodies to work together on strategic cross-boundary issues. In Shropshire's case the County is adjoined by several Local Authority areas, and there are areas beyond this with a functional relationship, most notably the Black Country. Positive conversations with relevant bodies have been ongoing over the course of the preparation of the Plan, and ahead of the submission of the Plan for Examination a full set of Statements of Common Ground will be made available. Where these cross-boundary discussions have led to a direct impact upon the Plan this is outlined in the respective policy or explanatory text.

Infrastructure

- 2.28. The availability of sufficient infrastructure underpins good plan making, and quite rightly is one of the issues which attracts comments at consultation. The Council have worked alongside infrastructure providers in preparing the Plan and these conversations are captured within the Infrastructure Plan which itself draws upon the conclusions of the County's 18 Place Plans. Where there is a known infrastructure constraint from otherwise sustainable development proposals, the individual settlement policies identify these needs.

Neighbourhood Plans and Community Led Plans

- 2.29. Adopted (or 'made') Neighbourhood Plans form part of the Development Plan for the area in which they cover, known as the Neighbourhood Area. In Shropshire, as of June 2020 there are currently three 'made' Neighbourhood Plans at Much Wenlock, Shifnal and Woore, with several others at various stages of preparation. The Council has always taken a positive and proactive approach to Neighbourhood Plans and has sought to work constructively with local areas to advance their aspirations.
- 2.30. The Shropshire Local Plan works alongside the aspirations of Neighbourhood Plans where they share the same plan period. In the cases of Much Wenlock and Shifnal, both their Neighbourhood Plans cover the period to 2026, in line with the SAMDev Plan, and therefore there is a need for the Council to plan effectively for a further 12 years to the end of the new plan period to 2038. In these cases, the Shropshire Local Plan provides a development strategy for these areas.

Spatial Vision

- 2.31. The Vision for Shropshire in 2038 reflects the wide role of the Local Plan to promote all aspects of sustainable development, and takes its lead from a range of other strategies it seeks to deliver.

“In 2038, communities will be safe and healthy as Shropshire moves positively towards a zero carbon economy; all residents will be able to access well-designed, decent and affordable homes in the right location; economic productivity will be maximised through greater investment; and the County’s historic and natural environmental assets will be protected and enhanced”.

- 2.32. Policy SP1 The Shropshire Test provides a high level ‘mission statement’ policy encompassing those important priorities the Council will require new development to address. The inclusion of this within policy ensures sufficient weight is attached to the pursuit of these objectives.

3. Strategic Policies

SP1. The Shropshire Test

1. Development will contribute to meeting local needs and making its settlements more sustainable, providing the right mix of new housing, employment and other types of development which:
 - a. Supports the health, well-being and safety of communities;
 - b. Supports cohesive communities;
 - c. Addresses the causes and mitigates the impacts of climate change;
 - d. Conserves and enhances the high-quality natural environment and provides opportunities for green and blue networks;
 - e. Raises design standards and enhances the area's character and historic environment;
 - f. Makes efficient use of land; and
 - g. Provides sufficient infrastructure, services, facilities, and where necessary provides opportunities for their enhancement.
2. In addition, and where appropriate, proposals should seek to reflect relevant considerations of Shropshire Council's other strategies, including its Community Led Plans, Local Economic Growth Strategies (including the Shrewsbury Big Town Plan), the Local Transport Plan, and the Public Health Strategy.

Explanation

- 3.1. The Shropshire Test is a 'gateway' policy and establishes those issues considered of most importance in supporting Shropshire growth to occur in a sustainable manner. The origins of this policy lay in Shrewsbury's Big Town Plan, adopted by the Council in 2018, which established the concept of a Shrewsbury Test to guide and manage development within the town. Whilst Policy S16 of the Local Plan provides an effective strategy for Shrewsbury, the concept of an overarching policy, or 'test' was nevertheless considered important in order to give a clear indication to future applicants of the high standards the Council will seek to apply in managing development.
- 3.2. The issues identified in this policy are not placed in order of priority, and it is recognised proposals will inevitably vary in how far they can accommodate each issue within their schemes. It is nevertheless considered appropriate for all proposals to have consideration to these strategic issues as a starting point with which to guide and influence the evolution of their development. The remaining strategic and development management policies of this Plan elaborate on the issues.

SP2. Strategic Approach

1. Shropshire will flourish, accommodating investment and new development that contributes to meeting needs and making its settlements more sustainable. New development will be supported by necessary infrastructure and be of a high-quality which positively responds to its setting, local needs and our changing climate.
2. Over the plan period from 2016 to 2038, around 30,800 new dwellings and around 300 hectares of employment land will be delivered. This equates to around 1,400 dwellings and around 14ha of employment land per annum. This Local Plan ensures that sufficient land in the right locations is available to achieve these growth aspirations, however the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.
3. Delivery of affordable housing remains a key priority in Shropshire, as such around 7,700 affordable dwellings (equating to around 25% of the total housing requirement) will be delivered during the plan period from 2016 to 2038.
4. Main town centre uses will be focused into the diverse network of town centres and recognisable high streets across Shropshire. It will complement their scale and character and support appropriate diversification.
5. To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, new development will be focused in the urban areas identified in Schedule SP2.1. Specifically:
 - a. Shrewsbury will bloom, fulfilling its role as a strategic centre and acting as a focus for well-designed new housing and employment development. This will be supported by the provision of supporting infrastructure, high-quality retail, leisure, transport and other public realm improvements within and on the edge of the town centre in support of the delivery of the Big Town Plan and its related masterplans.
 - b. Principal and Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential.
 - c. Strategic Settlements will form successful, well-designed and sustainable communities, delivering new housing and employment development. They will provide an appropriate mix of housing, employment, local services and facilities and infrastructure.
 - d. RAF Cosford Strategic Site will form a centre of excellence for aviation and engineering, meet military personnel accommodation needs and support the aspirations of the Ministry of Defence, the RAF Museum and the Midlands Air Ambulance Charity.
6. Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in urban areas will be complemented by appropriate new development within Community Hubs, identified in Schedule SP2.2, which are considered significant rural service centres; and to a lesser extent Community Clusters, identified in Schedule SP2.3, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.
7. The production of formal Neighbourhood Plans will be supported and can identify development opportunities which will complement proposals in this Local Plan. Where appropriate they can also identify additional Community Clusters.

Schedule SP2.1: Urban Locations

Strategic Centre

Shrewsbury

Principal Centres

Bridgnorth

Ludlow

Market Drayton

Oswestry

Whitchurch

Key Centres

Albrighton

Bishop's Castle

Broseley

Church Stretton

Cleobury Mortimer

Craven Arms

Ellesmere

Highley

Much Wenlock

Shifnal

Wem

Strategic Settlements

Clive Barracks, Tern Hill

Former Ironbridge Power Station

Strategic Site

RAF Cosford

Schedule SP2.2: Community Hubs	
Community Hub Settlement	Place Plan Area
Cosford	Albrighton
Bucknell	Bishop's Castle
Chirbury	Bishop's Castle
Clun	Bishop's Castle
Worthen and Brockton	Bishop's Castle
Alveley	Bridgnorth
Ditton Priors	Bridgnorth
Dudleston Heath	Ellesmere
Burford	Ludlow
Clee Hill	Ludlow
Hinstock	Market Drayton
Hodnet	Market Drayton
Woore, Irelands Cross and Pipe Gate	Market Drayton
Minsterley	Minsterley & Pontesbury
Pontesbury	Minsterley & Pontesbury
Cressage	Much Wenlock
Gobowen	Oswestry
Kinnerley	Oswestry
Knockin	Oswestry
Llanymynech	Oswestry
Pant	Oswestry
Ruyton XI Towns	Oswestry
St Martins	Oswestry
Trefonen	Oswestry
West Felton	Oswestry
Weston Rhyn	Oswestry
Whittington	Oswestry
Baschurch	Shrewsbury
Bayston Hill	Shrewsbury
Bicton	Shrewsbury
Bomere Heath	Shrewsbury
Cross Houses	Shrewsbury
Dorrington	Shrewsbury
Ford	Shrewsbury
Hanwood	Shrewsbury
Longden	Shrewsbury
Nesscliffe	Shrewsbury
Clive	Wem
Hadnall	Wem
Shawbury	Wem
Prees	Whitchurch

Schedule SP2.3: Community Clusters	
Community Cluster Settlements	Place Plan Area
Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	Bishop's Castle
Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	Bishop's Castle
Lydbury North	Bishop's Castle
Newcastle and Whitcott Keysett	Bishop's Castle
Wentnor and Norbury	Bishop's Castle
Neenton	Bridgnorth
Hopton Wafers and Doddington	Cleobury Mortimer
Kinlet, Button Bridge and Button Oak	Cleobury Mortimer
Oreton, Farlow and Hill Houses	Cleobury Mortimer
Silvington, Bromdon, Loughton and Wheathill	Cleobury Mortimer
Stottesdon, Chorley and Bagginswood	Cleobury Mortimer
Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak	Craven Arms
Bache Mill, Bouldon, Broncroft, Middlehope, Peaton, Seifton (Diddlebury Parish), Sutton (Great/Little), and Westhope	Craven Arms
Wistanstow	Craven Arms
Cockshutt	Ellesmere
Elson	Ellesmere
Welsh Frankton	Ellesmere
Bletchley, Longford, Longslow and Moreton Say, Adderley and Norton in Hales	Market Drayton
Cheswardine	Market Drayton
Marchamley, Peplow and Wollerton	Market Drayton
Buildwas	Much Wenlock
Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn	Oswestry
Park Hall, Hindford, Babbinswood and Lower Frankton	Oswestry
Rhoswiel, Wern and Chirk Bank	Oswestry
Selattyn, Upper/Middle/Lower Hengoed and Pant Glas	Oswestry
Albrighton	Shrewsbury
Grafton and Newbanks	Shrewsbury
Montford Bridge West	Shrewsbury
Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston.	Wem
Grinshill	Wem
Harmer Hill	Wem
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	Whitchurch

Explanation

- 3.3. The National Planning Policy Framework (NPPF) sets out Government's planning policies for England and how these should be applied. With regard to housing need, the NPPF states that *"to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for"*².
- 3.4. The National Planning Practice Guidance (NPPG) provides details of the Standard Method for assessing Local Housing Need (LHN).
- 3.5. Shropshire Council has undertaken an assessment of the LHN using Government's Standard Methodology, which indicates a housing need of some 25,894 dwellings over the plan period from 2016 to 2038, as at April 2020.
- 3.6. The housing requirement for Shropshire of around 30,800 dwellings over the plan period from 2016 to 2038 will meet housing need and support the long-term sustainability of the County. It also provides some flexibility to respond to changes to LHN over the plan period and an opportunity to:
 - a. Respond positively to specific sustainable development opportunities;
 - b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire;
 - c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community;
 - d. Support the diversification of our labour force; and
 - e. Support wider aspirations, including increased economic growth and productivity.
- 3.7. Effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black Country Authorities as part of their ongoing plan making process, Shropshire's housing requirement of around 30,800 dwellings incorporates 1,500 dwellings to support the housing needs of the emerging Black Country Plan, where evidence indicates housing delivery opportunities are constrained. This reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary housing need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S21 of this Local Plan.
- 3.8. ***The housing requirement for the plan period equates to around 1,400 dwellings per annum.*** The types of site available to achieve the housing requirement in Shropshire are varied and extensive. They include small, medium and large:
 - a. Sites with planning permission or prior approval;
 - b. Sites with a 'resolution to grant' planning permission;
 - c. Saved SAMDev Plan allocations;
 - d. Local Plan allocations; and
 - e. Windfall opportunities, where sites comply with the requirements of this Local Plan.

² MHCLG, (2019), The NPPF – Paragraph 60

- 3.9. The range of this supply is unsurprising given the diverse nature of Shropshire which includes a network of Strategic, Principal and Key Centres and an extensive rural hinterland containing hundreds of small rural villages, hamlets and numerous dispersed dwellings.
- 3.10. Having reflected on the various components of the housing land supply and best available information regarding likely timescales for their delivery, past rates of delivery, past trends within the market, known factors which may influence the housing market and housing delivery rates in the short to medium term and the myriad of other factors which are unknown and may influence the housing market and housing delivery rates in the short, medium and long-term, ***the expected rate of housing delivery over the Local Plan period is around 1,400 dwelling per annum, which is consistent with the annual housing requirement.*** Whilst it is acknowledged that there will inevitably be fluctuations over time, which may result in annual rates of delivery falling below or exceeding this level, it is expected that this will 'balance out' to ensure that the housing requirement is achieved.
- 3.11. As such it is considered that this expected rate of delivery over the Local Plan period of around 1,400 dwellings per annum forms the most ***robust trajectory of future housing delivery in Shropshire and will be used to assess annual housing delivery.***
- 3.12. This is considered a reasonable and precautionary approach to preparing a housing trajectory. This trajectory of future housing delivery will be kept up to date and a revised version published each financial year within Shropshire Council's Authority Monitoring Report (AMR).
- 3.13. This AMR will be informed by an annual assessment of the five-year housing land supply, a requirement of national policy. The annual assessment of the five-year housing land supply will also highlight any issues with the supply or delivery of new dwellings, and whether there is a need to respond through such measures as preparation of a Housing Delivery Action Plan or Local Plan Review.
- 3.14. Appendix 5 of the Local Plan provides information on the residential completions achieved since the start of the Local Plan period and the various commitments (including allocations) available, which will contribute towards achieving the identified housing requirement.
- 3.15. The provision of affordable housing is a local priority and the demand for such accommodation is well evidenced. For instance, there are in excess of 5,000 households on the Councils Choice based housing register who are looking for homes. Furthermore, the Strategic Housing Market Assessment (SHMA) (2020) for Shropshire concluded that during the Local Plan period from 2016 to 2038 an estimated 799 households per year will require affordable housing.
- 3.16. The Economic Growth Strategy for Shropshire (2017-2021) sets out Shropshire Council's commitment and ambition to grow the local economy of the County. The Strategy identifies a vision for Shropshire *"To be the best place to do business and invest, renowned for its pool of local talent and expertise. We will strive to maximise our economic potential and increase productivity by fully utilising the benefits of our special environment and high quality assets"*³.
- 3.17. To achieve the aspirations in the Economic Growth Strategy for Shropshire, it is important to encourage appropriately located and high-quality new

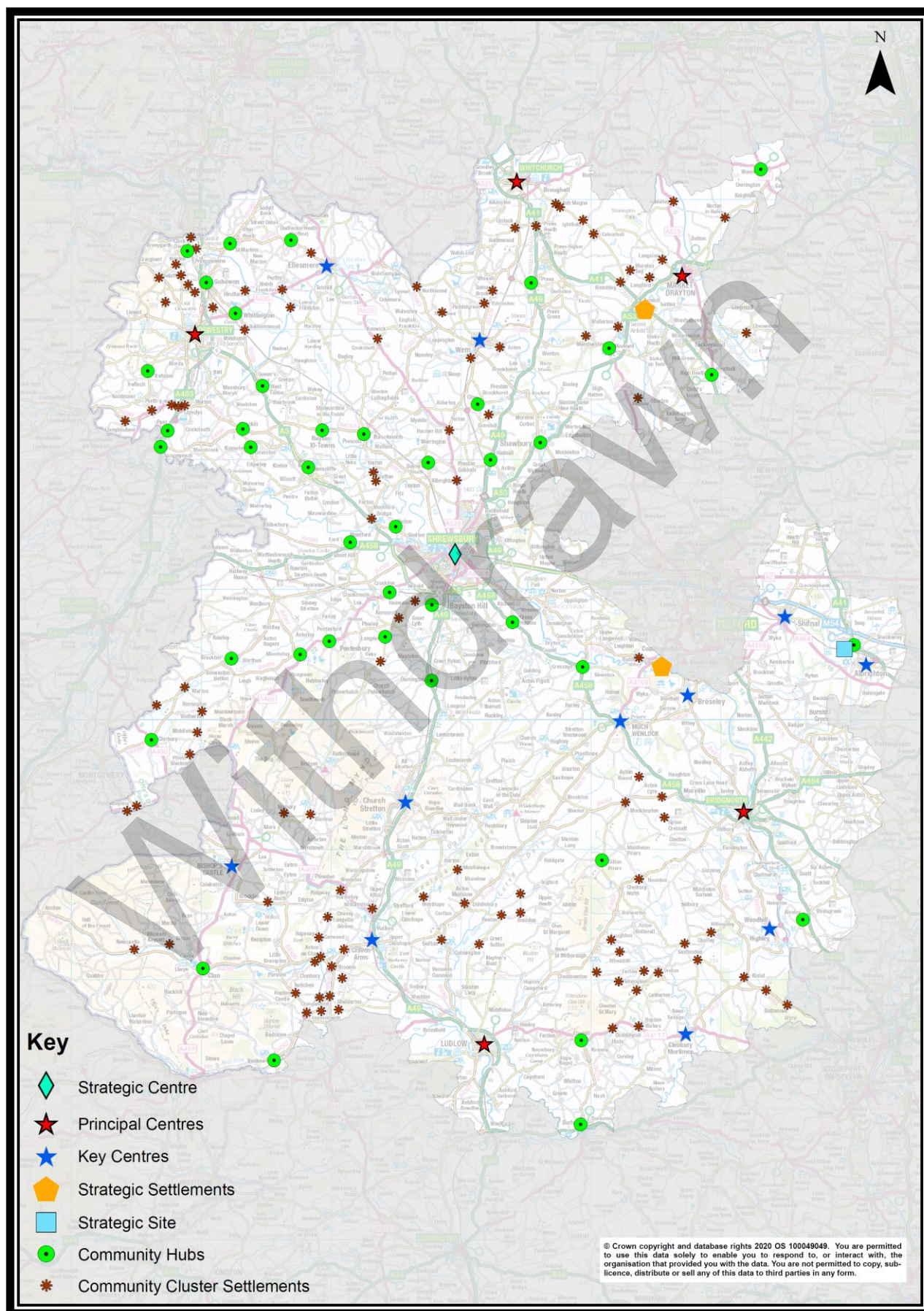
³ Shropshire Council, (2017), Economic Growth Strategy for Shropshire 2017 – 2021

employment development which contributes to making Shropshire more productive, prosperous and sustainable. The employment requirement for Shropshire of around 300ha of employment land over the plan period from 2016 to 2038 seeks to implement the aspirations of the Economic Growth Strategy for Shropshire and provide a sufficient scale of employment land to deliver enough jobs to achieve a sustainable balance with the housing requirement.

- 3.18. As already stated, effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black County Authorities as part of their ongoing plan making process, Shropshire's employment requirement of around 300ha of employment land incorporates up to 30ha of employment land to support the employment needs of the emerging Black Country Plan, where evidence indicates employment delivery opportunities are constrained. This again reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary employment land need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S21 of this Local Plan.
- 3.19. A sufficient supply of employment land, focused within the urban areas, has been provided to enable choice and competition within the market and to also recognise the diverse needs of different employers, particularly within the Strategic and Principal Centres of Shropshire. The urban areas will also perform their economic roles in support of the employment needs of settlements and communities in the rural areas of the County.
- 3.20. **The employment land requirement for the plan period equates to around 14ha of employment land per annum. This annualised requirement forms the basis for assessing annual employment land delivery.** The supply and delivery of employment land will be monitored within the AMR.
- 3.21. Appendix 6 of the Local Plan provides information on the employment completions achieved since the start of the Local Plan period and the various commitments (including allocations) available, which will contribute towards achieving the identified employment land requirement.
- 3.22. The strategic approach is to accommodate development in such a way that helps make more sustainable, balanced, vibrant, resilient and self-reliant places in which to live and work.
- 3.23. It represents a sustainable pattern of growth, directing the majority of new development towards the larger settlements with the most extensive range of services, facilities and infrastructure to support new development. These settlements are identified in Schedule SP2.1.
- 3.24. However, it also allows for appropriate levels of development within rural areas, to support the longer-term sustainability of rural communities. Community Hubs which are considered significant rural service centres and Community Clusters which consist of settlements with aspirations to enhance their sustainability, are the focus for rural development. These settlements are identified within Schedules SP2.2 and SP2.3 respectively.
- 3.25. This will be complemented by affordable housing provision for evidenced local needs and appropriate rural employment and economic diversification in the wider rural area.

3.26. Figure SP2.1 shows the location of the Strategic, Principal and Key Centres, the Strategic Settlements, the Strategic Site, Community Hubs and Community Clusters.

Figure SP2.1: Map of Shropshire



- 3.27. The strategic approach reflects the distinctive, rural nature of Shropshire and the connection between the Strategic Centre of Shrewsbury, the Principal and Key Centres, smaller Community Hub and Community Cluster settlements and the rural areas they serve. It is an approach that seeks to nurture, protect and develop the social and physical fabric of communities, supporting new economic potential within their environmental settings.
- 3.28. The strategic approach also responds directly to the Economic Growth Strategy for Shropshire (2017-2021) and specifically reflects the objective to prioritise investment in strategic locations and growth zones along strategic corridors utilising existing road and rail connections. The strategic corridors are:
- a. **Eastern Belt M54/A5/A41/A464/A5 and A454/A458**, supporting Shropshire's links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities around Bridgnorth as a Principal Centre within the context of the ongoing Green Belt Review;
 - b. **A5 West corridor**, including the Principal centre of Oswestry as Shropshire's second largest market town;
 - c. **Central Shropshire**, focussed primarily on opportunities in Shrewsbury as the County Town and Strategic Centre;
 - d. **North East Shropshire and the A41 corridor**; including Whitchurch and Market Drayton, and also supporting opportunities connected to the delivery of HS2 in the second half of the Plan period; and
 - e. **A49 corridor**, including settlements along the corridor especially opportunities around Ludlow as the key historic, market town.

SP3. Climate Change

Development in Shropshire will support the transition to a zero-carbon economy in accordance with the policies of the Local Plan by:

1. Reducing carbon emissions through a number of means, including:
 - a. Minimising the need to travel and maximising the ability to make trips by sustainable modes of transport, including through the urban approach to development identified within Policy SP2;
 - b. Supporting the principle of delivering higher density development on the most accessible urban sites;
 - c. Supporting the transition to a circular economy by reducing waste and maximising the re-use and recycling of material resources;
 - d. Prioritising use of active travel through the creation and enhancement of walking and cycling links within and between new developments and from new developments to existing neighbourhoods and community facilities in accordance with Policy DP28;
 - e. Encouraging new development to link to and where possible integrate public transport;
 - f. Wherever possible, enabling integration of electric vehicle charging infrastructure into new development, in line with the requirements of DP11; and
 - g. Promoting fabric energy efficiency, including as part of the retrofitting of existing buildings.
2. Integrating or supporting both on- and off-site delivery of renewable and low carbon energy, including by:
 - a. Integrating renewable and low carbon energy systems into all residential developments of one or more dwellings in line with the requirements of DP11;
 - b. Promoting the productive use of renewable and low carbon energy sources in business in line with the objectives of SP12.
 - c. Supporting the development or extension of district heating and cooling networks; and
 - d. Supporting the development of community energy generation and distribution schemes, where they meet the policy requirements of the Local Plan and any relevant national policy.
3. Maximising carbon sequestration, including by:
 - a. Encouraging development to offset its carbon emissions through investment in carbon capture and storage, informed by the Shropshire Climate Change Strategy;
 - b. Seeking opportunities to restore wetlands; and
 - c. Significantly increasing the number of hedgerows, trees and extent of woodland in accordance with the Shropshire Tree and Woodland Strategy.
4. Mitigating and adapting to the impacts of climate change, including by:
 - a. Integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;
 - b. Incorporating shade and green infrastructure into the design of new development to reduce overheating;
 - c. Supporting an increase in the extent, interconnectedness and diversity of wildlife habitats and the ecosystem services which they provide; and
 - d. Integrating water efficiency measures to mitigate the impact of drought and reduce resource and associated energy consumption.

Explanation

- 3.29. The Climate Change Act (2008) introduced a legally binding target for the UK to reduce its carbon emissions by at least 80% by 2050 compared to 1990 levels. The target was changed in June 2019 to 'net zero carbon emissions by 2050' by The Climate Change Act 2008 (2050 Target Amendment) Order 2019. This is a very challenging target, and the planning system will need to play a full role in its achievement. The widespread and potentially devastating impacts of climate change place a responsibility on us all to minimise our carbon emissions, and this must be seen as an essential component of all development. As well as taking actions to reduce emissions, it will also be important to maximise natural processes that can take carbon out of the atmosphere and lock it into features such as peat and trees, known as 'carbon sequestration'.
- 3.30. Total greenhouse gas emissions in Shropshire were 1.76 million tonnes CO₂e in 2017. The sectors making the biggest contributions were: business energy use (39%); road transport (33%); and domestic energy use (26%). However, even with concerted action, current levels of greenhouse gases in the atmosphere will lead to changes in the climate, such as increased average global temperatures, more extreme weather events and heightened flood risk. It will therefore be vital to the long-term sustainability of Shropshire, and the health, safety and quality of life of its communities, that the County is able to adapt to changes in the climate.
- 3.31. On 19th December 2019, Shropshire Council approved a Climate Change Strategy Framework which identifies the risks posed by the current climate crisis to Shropshire and establishes an overall goal of making Shropshire Council net greenhouse gas neutral by 2030. The document also identifies a set of clear objectives and principles to guide future corporate actions and a number of key themes where both direct and indirect interventions to reduce Shropshire's carbon footprint and improve its resilience to the climate crisis will have the greatest effect, including:
- a. **Demand management:** 'Hard' measures (physical or technology changes) to reduce the consumption of energy and water and waste production and 'Soft' measures such as staff training and optimising control systems;
 - b. **Transport and travel:** Measures which reduce the need or impact of travel such as the planned distribution of future growth and staff flexible and agile working policies. Support for active travel and invest in infrastructure which enables the rapid take up of electric and ultra-low emission vehicles;
 - c. **Renewable energy generation and storage:** The development of solar arrays, wind turbines, hydro-electric power, battery or heat storage solutions and heat networks to help meet business and community energy needs;
 - d. **Sustainable land management:** Supporting the delivery of multiple benefits including carbon sequestration, reduced flood and drought risk, wildlife gains, positive impacts on human health and wellbeing and adaptation measures to mitigate risks from extreme climate events;
 - e. **Clean and inclusive growth:** Support skills investment and business growth which accelerates Shropshire's transition to a low carbon economy and investment in low carbon infrastructure; and
 - f. **Adaptation and resilience:** Further changes to the climate are now inevitable, and the frequency of extreme weather is likely to increase. Both

physical infrastructure and skills training will require investment to allow our services, businesses and communities to adapt and become more resilient in the face these changes.

Withdrawn

SP4. Sustainable Development

1. Shropshire Council takes a positive approach to considering development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, Shropshire Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible.
2. Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.
3. Where there are no policies relevant to a planning application or the policies which are most important to determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
 - a. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - b. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Explanation

- 3.32. Government has placed a presumption in favour of sustainable development at the heart of its approach to planning, this presumption is articulated in the National Planning Policy Framework (NPPF) (2019).
- 3.33. This policy aims to ensure that decisions in Shropshire are taken in line with this presumption. It will also help to achieve the core objectives of this Local Plan.

SP5. High-Quality Design

1. New development will deliver high quality design by ensuring the creation of better places in which to live and work, improving sustainability, supporting active and healthy lifestyles and ensuring individual and community well-being.
2. Development must maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces in accordance with national planning policy and the design principles set out in the West Midlands Design Charter.
3. Planning applications will set out how these principles have been considered in proportion to and taking into account the scale and type of development, with an emphasis on design quality and consideration of the context, place and local distinctiveness, to ensure the following:
 - a. Design and layout positively responds to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and make efficient use of water, in accordance with relevant policies of this Local Plan;
 - b. Building design and features relating to locally distinctive development, and reinstate local distinctiveness where it has been eroded, or represent an innovative design that will positively contribute to the character, appearance and local identity of an area;
 - c. Building scale, proportion, massing and formality responding to the neighbouring and surrounding properties and reinforces road hierarchy;
 - d. Elevations responding to their surroundings and position within the road hierarchy through levels of enrichment (including decorative details such as projecting gables, roof articulation, cill and lintel details, plinths and render banding), balance and proportion, and uniformity/irregularity;
 - e. Fenestration that is appropriate, in terms of size, proportion and arrangement, to the architectural design of the building and responds to local context and identity;
 - f. Extensions to existing dwellings (and other buildings) being appropriately sited and proportionate in scale to the existing structure with roof lines that do not exceed the height of the original building, utilising consistent or complementary materials, finishes and fenestration, and ensuring that they are not overbearing or have an adverse impact on the design, amenity, light and privacy of any neighbouring property;
 - g. Consistency in the quality of design and use of the type and standard of materials across a development, where there are different elements to the scheme, e.g. in developments of mixed affordable and market housing ensuring that these are visually indistinguishable from each other in design and quality, whilst allowing for buildings to be individual and have character in accordance with Policy DP3 Affordable Housing Provision;
 - h. Features that could erode from good design, such as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads being out of public view or are designed to complement the building;
 - i. The health and well-being of neighbours and the other nearby residential, occupiers, business and visitors;
 - j. Principal entrances being located where they benefit from natural surveillance, and are easily identifiable from the public realm.

- k. Sensitive siting that responds to local identity, whether urban or rural, and the relationship between existing buildings in the streetscene or landscape, including views and vistas, whilst making efficient and effective use of land and topography;
 - l. Relating the design, scale and materials of the building to its function and location within the network or space hierarchy;
 - m. Using materials, and applying them in a way, that reflects those that reinforce local character, such as stone, render, cob, brickwork, slate and thatch, which are applied in a way that references local character or used with innovation; and
 - n. Reinforcing aspects that make a positive contribution to an area's character and locally distinctive identity.
4. The level of information to be submitted with a planning application should reflect and be proportionate to the type, size and complexity of the development, and include the necessary relevant supporting information and assessments.
 5. Permission will be refused for development of poor design and that fails to take the opportunities available for improving the character and quality of an area, the way it functions where it would adversely affect the well-being of others and where inadequate information has been submitted to demonstrate how new development will ensure the quality of design.

Explanation

- 3.34. Shropshire Council will seek to ensure the delivery of high-quality design in all new development. This will:
 - a. Ensure the creation of better places;
 - b. Promote individual and community well-being; and
 - c. Promote healthy and active lifestyles
 - d. Enhance the way places are enjoyed and experienced by those who live, work or visit.
- 3.35. The Council is especially concerned to ensure that new development maintains and enhances the character, appearance and historic interests of the County's settlements and countryside, including its distinctive landscape in accordance with national planning policy and in particular the design principles set out in the West Midlands Design Charter.
- 3.36. The West Midlands Design Charter is not intended to set local design policies but seeks to provide a clear and consistent understanding of the West Midlands' place-making expectations, create a level playing field for developers across the region, to define 'good design quality' and indicate what is expected from developers when planning applications are submitted.
- 3.37. The Design Charter consists of 12 principles based around the six themes of: Character, Connectivity and Mobility, Future-Readiness, Health and Wellbeing, Engagement and Stewardship and Delivery.
- 3.38. Community-led plans can also provide information on locally distinctive design factors, which should be considered in the context of this Policy.
- 3.39. The level of information to be submitted with planning applications should reflect and be proportionate to the type, size and complexity of the development, and should include the necessary relevant supporting information and assessments.

- 3.40. **All planning applications for new development should set out how they comply with Policy SP5, the principles of the West Midlands Design Charter and comply how they comply with the design requirements of the other policies contained in this Local Plan.**
- 3.41. Where development proposals are located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), Policy DP24 which addresses the need to achieve highest quality design which respects the natural beauty and built heritage of the Shropshire Hills AONB; enhances the sense of place and local character; and enables better management of wildlife sites, heritage assets or the wider countryside also applies.
- 3.42. Permission will be refused for development of poor design and that fails to take the opportunities available for improving the character and quality of an area, the way it functions, where it would adversely affect the sense of place, the well-being of others and where inadequate information has been submitted to demonstrate how new development will ensure the quality of design.

SP6. Health and Wellbeing

New development should ensure the health and well-being of individuals, communities and places. This will be achieved by ensuring the quality of life and delivery of community well-being, through the use of land; type of development; the safeguarding, maintenance and improvement of community facilities and services; and by ensuring that the form, design, location and layout of new development enhances community wellbeing. Development proposals should:

1. Ensure a high-quality of living and working environment through good design and environmental quality. This includes good location and access; relationship with the existing built, historic and natural environment; and contributing to a sense of place and identity, in accordance with Policy SP5 (High Quality Design).
2. Where it involves provision of housing, ensure they are of an appropriate type and size; are in the right location; and are built to appropriate internal and external space standards, including the provision of appropriate levels of private and public open space, in accordance with Policies DP1 (Residential Mix) and DP15 (Open Space).
3. Ensure that new housing is well located to employment opportunities, community services and facilities and transport connections, links and routes.
6. Consider the '10 principles of active design' set out in Sport England and Public Health England's Active Design guidance.
7. Promote safe and well-lit high-quality walking and cycling routes, cycle parking, changing facilities and secure lockers in destinations such as places of work, to increase people's activity rates. Wherever possible, new development should be located within walking distance of open space - to increase people's quality of life and enable active and healthy lifestyles.
4. Be adaptable - creating high quality development which is capable of being modified either for different uses or to suit people with different needs; reducing the opportunity for crime - considering factors such as natural surveillance, boundaries and security features, lighting and the management of public space to promote safe living environments:
 - a. Being accessible and inclusive, ensuring that people of any age, gender, ethnicity and ability can use and access the development; and
 - b. Having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.
5. Create sustainable communities through the retention of existing and the provision of new community infrastructure that promotes healthy and active lifestyles. This is a priority and ensures that people have the opportunity to exercise and improve their health by:
 - a. Supporting the maintenance and delivery of health facilities to serve an expanded population, particularly in the growth areas of the Strategic Centre of Shrewsbury, Shropshire's network of Principal and Key Centres, Community Hubs and Community Clusters; and
 - b. Protecting, retaining or enhancing sports, leisure, recreation and education facilities including children's playgrounds in accordance with Policy DP15 or creating new facilities in accessible locations where an existing need can be justified (see also Policy DP15 for sport and

- recreation facilities) and without compromising the environmental quality of the area.
6. Ensure the health and well-being both of individuals and the community as a whole through:
 - a. The retention and development of existing local services and community facilities, including local shops, meeting places, sports venues, open space, cultural buildings and facilities, public houses and places of worship, and guarding against and preventing the loss of valued facilities and services, especially in rural areas where this would reduce the community's ability to meet its day-to-day needs;
 - b. Ensuring access for all to high speed broadband networks to facilitate the delivery of fibre broadband services; and
 - c. Having regard to the Shropshire Council's Health and Well-Strategy.
 7. Ensure access to healthy food by:
 - a. Ensuring good access to appropriate food shops; and
 - b. The need to promote healthy eating through taking into consideration the cumulative impact of A5 uses (hot food takeaways).
 8. Protect against exposure to pollution in line with policy DP18 by:
 - a. Minimising exposure to airborne pollutants in the location and design of new development and securing the implementation of the Council's Air Quality Action Plans, having regard to national and international obligations; and
 - b. Safeguarding against the environmental impacts of new development in terms of community/public safety, noise, vibrations and odour and the legacy of contaminated land.
 9. Use Design and Access Statements to set out how development proposals for all applications, other than householder and single dwellings, have taken health and well-being objectives into account, taking into account the other policies in this plan.
 10. Where it involves major development proposals, be accompanied by a proportionate Health Impact Assessment detailing how they respond to the above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary.

Explanation

- 3.43. The design and layout of where we live and work plays a vital role in keeping us healthy and active. Currently half of women and a third of men are not active enough and this costs the NHS around £7.4 billion a year. Decisions made through the planning system often provide the opportunity to create the right environment to help people get more active, more often.
- 3.44. The quality not only of our community services and facilities but also of the built and natural environment, including the historic environment, are increasingly recognised for the critical role they play in the health and welfare, both of individuals and of our communities as a whole. The planning system has a vital role in ensuring health and well-being through our experiences of places in which we live, work and visit and development proposals may affect these experiences.

- 3.45. The level of information to be submitted with planning applications should reflect and be proportionate to the type, size and complexity of the development, and should include necessary relevant supporting information and assessments. Planning applications for new development should set how they comply with Policy SP6 and the health and well-being requirements of the other policies contained in this Plan. This includes appropriate consideration of Sport England and Public Health England guidance on the '10 principles for active design'⁴, which identifies how to get more people moving through suitable design and layout of development.
- 3.46. Permission will be refused for development proposals that would adversely affect or prejudice the health and well-being of individuals, communities and places and should provide adequate safeguards, mitigation or the provision of alternatives services or facilities where it proposed that these would be close or moved. In the case of commercially operated services and facilities, planning applications must be supported by detailed financial information to demonstrate that the continued operation of such services is no longer viable, that an alternative management and financial strategy would not work and that any on-going viability issues are not related to the personal circumstances of the applicant.

⁴ Sport England (2015), Active Design, www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design

SP7. Managing Housing Development

1. In addition to supporting the development of the housing on the allocations set out in Policies S1-S20, there will be positive consideration of other sustainable housing development where this does not conflict with the Policies of the Local Plan.
2. In particular, additional housing development opportunities which would support the reuse of disused land or premises within settlement development boundaries as shown on the Policies Map; or contribute towards achieving wider town centre regeneration will be supported.
3. The residential development guidelines for settlements set out in Policies S1-S20 are a significant policy consideration. Where housing proposals which are otherwise compliant with the policies of this Local Plan would lead to the residential development guideline for a settlement being exceeded, having taken account of the number of completions since the start of the plan period as well as and any outstanding commitments, including site allocations, regard will be had to all of the following:
 - a. The benefits arising from the proposal, aside from increasing housing supply;
 - b. The likely delivery of the outstanding commitments;
 - c. Any cumulative impacts arising from the development, especially on infrastructure provision; and
 - d. The increase in the number of dwellings relative to the guideline.
4. Additional market housing development outside the settlement development boundaries shown on the Policies Map will be strictly controlled in line with Policy SP10, and will only be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.

Explanation

- 3.47. Delivery of the Shropshire wide housing requirement of around 30,800 dwellings between 2016 and 2038 is essential for the long-term prosperity of Shropshire. The settlement and strategic settlement policies covered in Policies S1-S20 indicate how the residential development guidelines are to be met, through combinations of Local Plan allocations, 'saved' SAMDev Plan allocations, completions already achieved since the start of the Local Plan period, existing commitments, appropriate windfall development, affordable and cross-subsidy exception schemes, entry level and single plot exception schemes.
- 3.48. Both the NPPF and Policy SP4 of the Local Plan identify the need to apply the presumption in favour of sustainable development. This emphasises the statutory status of the development plan as the starting point for taking decisions. The NPPF and NPPG also emphasise the importance of ensuring housing delivery, expressed through the Housing Delivery Test, as well as requiring that plans remain flexible and adaptable to changing circumstances. Policy SP7 is designed to address these issues in a positive manner, whilst retaining the importance of the plan-led approach to development.
- 3.49. The policy sets out the importance of the settlement residential development guidelines for the Shrewsbury (as the Strategic Centre), Strategic Settlements, Principal Centres, Key Centres and Community Hubs in relation

to managing the development of a settlement. These guidelines have been subject to detailed consideration by the Council, infrastructure providers and the community. The guideline is not intended to represent a ceiling on development, but going beyond it by too great a degree could result in unsustainable development. The policy therefore sets out a clear set of considerations which regard will be had to in determining planning applications which would result in the provision of more dwellings than the settlement's residential development guideline.

- 3.50. Conversely, the policy also identifies the specific circumstances where consideration will be given to the grant of approval for market housing schemes beyond a defined development boundary. In doing so the Policy is clear in the role development boundaries play as a mechanism to positively manage development. In assessing whether there is a risk to the delivery of a settlement's residential development guideline, it is considered there will normally need to be a demonstrable risk to delivery of a site allocation within the plan period.
- 3.51. To ensure there are no unnecessary barriers to development, the Local Plan only seeks to apply phasing to site allocations where this is linked to a specific infrastructure constraint. It is considered the phasing of development is likely to occur naturally, reflecting market conditions. Appendix 7 of the Local Plan provides information on expected delivery timescales for Local Plan allocations.

SP8. Managing Development in Community Hubs

1. Community Hubs are considered significant rural service centres and the focus for development within the rural area. As such appropriate development will be permitted on allocated sites and other sustainable sites within the development boundary of Community Hubs, as identified on the Policies Map, where it complies with all the following considerations:
 - a. It is of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan.
 - b. The design and layout of development positively responds to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and makes efficient use of water, in accordance with relevant policies of this Local Plan;
 - c. It maintains the integrity of strategically important gaps between settlements.
 - d. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan.
 - e. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan.
 - f. The granting of permission would not result in the settlement's residential guideline being exceeded, taking into consideration completions since the start of the plan period and outstanding commitments (including site allocations). If it does, regard will be given to policy requirements identified within Paragraph 3 of Policy SP7 and any other relevant policies of this Local Plan.
 - g. Cumulatively, any employment development and other non-residential development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement.
 - h. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development.
 - i. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. Development proposals outside the development boundary of Community Hubs will be managed in accordance with Policy SP10 and any other relevant policies of this Local Plan.
3. Community Hubs are identified within Schedule SP2.2 of Policy SP2 of this Local Plan.

Explanation

- 3.52. The strategic approach to the distribution of development which underpins this Local Plan is one of urban focus, whereby the majority of development is focused into the urban areas identified within Schedule SP2.1 of Policy SP2 of this Local Plan.

- 3.53. However, recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, the strategic approach to the distribution of development also allows for appropriate development in rural areas.
- 3.54. Community Hubs have been identified through a Settlement Hierarchy Assessment, which assessed settlement function through consideration of:
- a. The population and number of households within a settlement; and
 - b. The extent to which the settlement provides services and facilities; high speed broadband; employment opportunities; and public transport links.
- 3.55. The identified Community Hubs are considered significant rural service centres and as such are a focus for much of the development considered appropriate within the rural area.
- 3.56. The Community Hubs in Shropshire are listed in Schedule SP2.2 of Policy SP2 of this Local Plan. As illustrated in Figure SP2.1: Map of Shropshire within the Explanation of Policy SP2, the Community Hubs are widely distributed across Shropshire. SP2, the Community Hubs are widely distributed across Shropshire.
- 3.57. This policy provides the starting point for assessing the appropriateness of development proposals within Community Hubs. However, it is important to emphasise that all relevant policies of this Local Plan will inform decisions on whether development proposals within Community Hubs are appropriate.
- 3.58. This policy recognises that the Community Hubs are diverse. They range in size, offer differing levels and combinations of facilities, have differing levels of constraints and opportunities and have their own unique character and identity.
- 3.59. To further recognise this diversity, each Community Hub has a development boundary, as identified on the Policies Map, and a residential development guideline, as identified within the Settlement Policies (S1-S18) of this Local Plan. These have been informed by consideration of the characteristics of each Community Hub and provide greater certainty to local communities and the development industry. Where appropriate within the Explanation of the Settlement Policies (S1-S18), further information is provided about the specific circumstances, constraints or opportunities present within a Community Hub.
- 3.60. Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 3.61. It is important to note that the residential development guidelines for Community Hubs are significant policy considerations, consistent with Policy SP7. This Policy also provides details of how the cumulative impact of non-residential development is to be considered.
- 3.62. Outside the development boundaries of Community Hubs, new development will be managed in accordance with Policy SP10 and any other relevant policies of this Local Plan.

SP9. Managing Development in Community Clusters

1. Community Clusters consist of individual or groups of small rural settlements of varying function but with aspirations to maintain or enhance their sustainability through modest levels of appropriate development.
2. Residential development will be delivered:
 - a. On saved SAMDev allocations;
 - b. Through the conversion of existing buildings within or immediately adjoining the built form of the settlement; and
 - c. On suitable small-scale infill sites of 0.1ha or less, which are clearly within and well related to the built form of the settlement, have permanent and substantial buildings on at least two sides and are for up to a maximum of 3 dwellings; and
 - d. By affordable exception sites, cross-subsidy exception sites and entry level exception sites meeting evidenced need and the other requirements of Local Plan Policies.
3. Employment development which is of a type and scale appropriate to the settlement and other non-residential development that benefits the rural community by providing required community facilities and infrastructure will be supported where it can be achieved through the reuse of existing buildings or on suitable sites within or immediately adjoining the built form of the settlement and meets other requirements of Local Plan Policy.
4. To be considered appropriate, development proposals within Community Clusters must also comply with all of the following:
 - a. Be of a scale, design and layout that is appropriate to the site and its surroundings, respects natural and heritage assets, safeguards residential amenity and is responsive to and in keeping with the character and identity of the settlement and its environs, consistent with relevant policies of this Local Plan.
 - b. The design and layout of development positively responds to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and makes efficient use of water, in accordance with relevant policies of this Local Plan;
 - c. It maintains the integrity of strategically important gaps between settlements.
 - d. There is sufficient infrastructure capacity to support the development, or any infrastructure capacity constraints can be addressed through the development, consistent with relevant policies of this Local Plan.
 - e. Any residential development provides an appropriate mix of dwelling types, tenure and affordability in accordance with relevant policies of this Local Plan.
 - f. Cumulatively, any development, in combination with completions since the start of the plan period and any outstanding commitments (including site allocations), is considered appropriate and complements the size, character and identity of the settlement.
 - g. All necessary supporting studies in relation to site constraints, infrastructure and other development requirements specified by the policies in this Local Plan have been undertaken by a suitably qualified individual and the specified requirements can be provided and any identified adverse impacts satisfactorily mitigated through the development.
 - h. It positively responds to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.

5. The rural area outside the immediate built form of the settlement and between Community Cluster settlements is considered countryside, as such development will be managed in accordance with Policy SP10 and any other relevant policies of this Local Plan.
6. Existing Community Clusters are identified within Schedule SP2.2 of Policy SP2. New Community Clusters can be brought forward by the community through the Neighbourhood Plan process and will be subject to this Policy and the other requirements of the Local Plan.

Explanation

- 3.63. The strategic approach to the distribution of development which underpins this Local Plan is one of urban focus, whereby the majority of development is focused into the urban areas identified within Schedule SP2.1 of Policy SP2 of this Local Plan.
- 3.64. However, recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, the strategic approach to the distribution of development also allows for appropriate development in rural areas.
- 3.65. Community Clusters consist of individual or groups of small rural settlements of varying function but with aspirations to maintain or enhance their sustainability through modest levels of appropriate development.
- 3.66. Community Clusters have been identified through a 'bottom-up' approach. Specifically, Shropshire Council has undertaken proactive engagement with Town and Parish Councils, as the elected representatives of communities, in order to understand the aspirations of rural communities, which have not been identified as Community Hubs, over the Local Plan period. Where appropriate this engagement has been informed by the evidence base for this Local Plan and other relevant information in order to allow an intelligent analysis of how communities function and can be improved.
- 3.67. Following this engagement, where Town and Parish Councils have indicated aspirations for modest levels of appropriate development in a community, whether singly or as a part of a networked group of settlements, in order to maintain or enhance sustainability, Community Clusters have been identified.
- 3.68. This approach provides Town and Parish Councils as the elected representatives of communities, with an opportunity to appropriately consider and take ownership of decisions about meeting local needs, managing development and maintaining/enhancing sustainability within rural communities which have not been identified as Community Hubs.
- 3.69. The current Community Clusters in Shropshire are listed in Schedule SP2.3 of Policy SP2 of this Local Plan. As illustrated in Figure SP2.1: Map of Shropshire within the Explanation of Policy SP2, the current Community Cluster settlements are widely distributed across Shropshire.
- 3.70. Where appropriate within the Explanation of the Settlement Policies (S1-S18), further information is provided about the specific circumstances, constraints or opportunities present within Community Clusters.

- 3.71. In recognition of the fact that the needs and aspirations of communities change over time, new communities can 'opt-in' as Community Clusters at a later time, through the Neighbourhood Plan process.
- 3.72. This policy recognises the diversity of Community Clusters and the settlements within them. It provides the starting point for assessing the appropriateness of development proposals within Community Cluster settlements. However, it is important to emphasise that all relevant policies of this Local Plan will inform decisions on whether development proposals within Community Clusters are appropriate.
- 3.73. In order to provide certainty to communities and the development industry, this policy includes clear definitions of the types of residential and non-residential development that are considered appropriate within Community Clusters. To prevent fragmented development, no other forms of development are considered appropriate within Community Clusters. It should also be noted that for planning purposes, the countryside between the settlements is not part of the Community Cluster and development proposals in these locations will be managed in accordance with Policy SP10 and any other relevant policies of this Local Plan.
- 3.74. The policy also provides details of how the cumulative impact of development is to be considered.

SP10. Managing Development in the Countryside

1. The management of development in the countryside will reflect the Plan's urban focused development strategy which seeks to direct the majority of new development to the Strategic, Principal and Key Centres and new Strategic Settlements. Within the rural area, the Plan identifies Community Hubs and Community Clusters as the focus for new development, whilst also supporting new affordable housing provision for evidenced local needs and fostering appropriate rural employment opportunities, subject to the further controls over development that apply to the Green Belt, the AONB and other designated areas.

Economy & Community

2. Employment, business, operational defence, renewable energy and community development in the countryside will be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet economic, community and associated needs whilst ensuring that development does not result in unacceptable adverse impacts.
3. Sustainable employment, tourism, leisure, other business and community development proposals in the countryside will be positively considered, where they maintain or enhance countryside vitality and character, including through the use of previously developed land, and are consistent with national Green Belt policy and the wider policies of this Local Plan and relate to:
 - a. Small-scale new economic development diversifying the rural economy, including farm diversification schemes;
 - b. The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement or other established or allocated employment location would be more appropriate taking into account operational requirements, infrastructure capacity, environmental and amenity impacts and other relevant material considerations;
 - c. Agricultural, horticultural, forestry, or mineral related development and other uses related to the management of the land on which they are located, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts or that they can otherwise meet the requirements set out in DP12 and DP13 and other relevant policies of the Plan, including for mineral development Policies SP16, DP30, DP31;
 - d. Sustainable rural tourism, sustainable leisure or sustainable recreation proposals which require a countryside location, in accordance with Policy DP10 (Tourism, Culture and Leisure);
 - e. Required community uses and infrastructure which cannot be accommodated within settlements; and
 - f. The sustainable reuse of redundant or disused buildings or replacement of suitably located buildings for small scale economic development / employment generating use.

Housing

4. New market housing will be strictly controlled outside the development boundaries of the Strategic Centre of Shrewsbury, the Principle Centres, the Key Centres, the new

Strategic Settlements and the Community Hubs. Within Community Clusters only new market housing which meets Community Cluster Policy SP9 criteria will be acceptable. Outside these areas, subject to the further controls that apply in Green Belt, residential development proposals will be positively considered where they meet all the relevant requirements of Local Plan policies, do not lead to an adverse cumulative impact on the character of communities and relate to:

- a. Suitably designed and located affordable exception site dwellings, entry level exception sites and cross subsidy exception housing schemes which meet evidenced local housing needs and the other requirements of Local Plan Policies relating to affordable exception provision and Green Belt in DP3, DP4, DP5, DP6, DP7 and SP11 where this applies;
- b. Gypsy and traveller development that meets the requirements of Policy DP8;
- c. Residential conversions of permanent buildings in locations which are not isolated and are reasonably accessible to services and facilities. Minimal alteration or rebuilding should be required to achieve the development and the conversion scheme must respect any heritage significance the building has, its setting and the local landscape character and avoid harm to natural assets in accordance with Local Plan Policies SP5, SP11, DP12, DP17, DP23, and DP24;
- d. The optimum viable and sustainable reuse of buildings with heritage significance, particularly where this also secures retention of the building as a significant landscape feature and/or achieves environmental enhancement, and meets the criteria set out in Local Plan Policies SP5, SP11, DP12, DP17, DP23, and DP24. Where buildings are not of heritage significance, any proposal for reuse should evidence how the development will result in an enhancement of the immediate setting which is sympathetic to the local character and context and that the benefits of the development are not otherwise outweighed by other sustainability, Green Belt or Local Plan policy considerations. For all buildings, minimal alteration, extension or rebuilding should be required to achieve the development;
- e. Schemes for the sympathetic subdivision of existing dwellings which do not exceed the ability of local infrastructure to service the additional dwellings;
- f. Replacement dwelling houses, where it can be demonstrated the dwelling to be replaced is a permanent structure with an established continuing residential use and that the proposal also meets the general criteria for replacement buildings set out below. Replacement dwellings should not be materially larger and must occupy the same footprint, unless the dwelling is outside the Green Belt and it can be demonstrated why this should not be the case. In the case of replacement rural workers dwellings, it must also be demonstrated that the size and type of dwelling proposed will not prejudice the on-going financial viability of the agricultural holding. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed; and
- g. Essential rural workers dwellings, where these are geographically and functionally closely linked to an activity relating to the management of the land, for agriculture, forestry or another land based rural business, on which the dwelling is proposed to be located and where applicants have demonstrated that:
 - i. There are no other existing suitable and available dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural business; and
 - ii. in the case of a primary dwelling to serve a business without existing permanent residential accommodation, relevant financial and functional tests are met, and it

is demonstrated that the business is viable in the long-term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate in relation to the floorspace of the dwelling

or,

- iii. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the enterprise for the majority of the time, a functional need is demonstrated, the dwelling and any garage meet the size requirements set out in Paragraphs 1(f) of Policy DP6 in relation to single plot affordable dwellings and if a new dwelling is permitted and subsequently evidenced as no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the restricted occupancy dwelling and market dwelling will be required.

It will be expected that all such dwellings will be subject to restrictive occupancy conditions and where appropriate any existing dwellings associated with the rural business may also be subject to occupancy restrictions. For primary and additional rural workers' dwellings permitted prior to March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required at the current prevailing target rate and related to the floorspace of the dwelling.

5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if the buildings are of permanent construction, have acceptable residential amenity standards for full time occupation; and, the dwellings are restricted as affordable housing for local people; or, the dwelling design is of exceptional quality (as defined in NPPF paragraph 79); or, the use provides the only viable option to continue to preserve a building which is a heritage asset and, in both cases, any necessary affordable housing contribution necessary is made. All applications would need to demonstrate that the loss of the holiday use would not be detrimental to the local visitor economy.

General Development Requirements

6. To further protect countryside character and safeguard its natural and heritage assets, whilst recognising the significant role of agriculture and land-based activities in Shropshire and supporting rural vitality by retaining a range of community facilities, housing and employment opportunities:
 - a. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless other sustainability considerations can be demonstrated and the requirements of Historic Environment Policy DP23 can be met. Any negative impacts associated with the potential loss of these buildings, including the loss of embodied energy, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development.
 - b. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard their heritage significance and/or other elements of the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.

- c. Buildings and sites used by community facilities and services such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, will be protected from change of use to dwellinghouses or redevelopment to housing unless it can be satisfactorily demonstrated that the continuing use as a community facility or service, including alternative community uses, would not adversely impact on the well-being the local community in accordance with the Policy SP6 (Health & Well Being) and would be unviable in the longer term.
- d. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
 - i. Of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;
 - ii. Well designed and located in line with the other requirements of relevant Local Plan policies and where possible, sited so that it is functionally and physically closely related to existing farm buildings; and
 - iii. There will be no unacceptable impacts on environmental quality, including the historic environment and existing residential amenity, and the proposal complies with the requirements of all the other relevant policies of this Local Plan including DP12, DP17, DP18, DP19, DP23 and DP24.
- e. Development design and layout should positively respond to our changing climate by taking opportunities to maximise energy efficiency (including maximising opportunities for solar gain), minimise carbon emissions and makes efficient use of water, in accordance with relevant policies of this Local Plan.
- f. Where appropriate, mitigation measures will be required to remove any adverse effects from development on the integrity of internationally designated sites identified within the Habitats Regulations Assessment of the Local Plan and in accordance with Policy DP12.

Explanation

- 3.75. The policy reflects the Local Plan's overall approach of focusing growth in strategically agreed locations (as identified and set out in Strategic Approach Policy SP2) whilst supporting rural communities by enabling some controlled development to maintain local sustainability. Although identified Community Hubs and Community Clusters provide the main opportunities for the delivery of local housing and employment opportunities and the foci for sustainable development in rural areas, this policy clarifies what types of development are appropriate in the countryside beyond these settlements. In particular the policy considers requirements for: affordable and specialist housing needs; rural land uses and employment opportunities and tourism and community infrastructure. It considers how beneficial development can be achieved which, together with other Local Plan policies, optimises opportunities to re-use land and buildings, conserves the natural and historic environment, considers climate change and is sympathetic to local character and landscape setting whilst supporting economic and community needs. This recognises the countryside as a 'living-working' environment, where appropriate development to facilitate its various functions and the wider sustainability of rural communities will be needed.

- 3.76. Whilst this policy sets out the overall approach for the management of development in the countryside, there are additional policy constraints and requirements that apply in the Green Belt, AONB and the other designated areas that cover a significant proportion of the rural area in Shropshire. Green Belt and the AONB are subject to specific policies, SP11 and DP24 respectively, but in addition the other relevant policies of this Local Plan will also inform decisions on whether development proposals are appropriate.
- 3.77. When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration. The NPPF positively encourages flexible working practices including the integration of employment and residential uses. It also highlights that isolated new homes in the countryside should be avoided, therefore this will also be a factor taken into consideration in assessing proposals for live work units, particularly where it is apparent the residential use far outweighs the work element. In line with the sustainability aspirations expressed in this Plan and facilitated by part 3 (f) of this policy, the re-use of existing buildings provides an opportunity for these types of combined uses where proposals take into account the suitability of buildings and location for the use and other policy requirements. Where live work is proposed it would be expected that: the proposed work use is shown to be viable and appropriate in that location and likely to remain so; in most cases that the residential element is subsidiary to the work use and the applicant is willing to accept appropriate restrictions which tie the residential and work elements together.
- 3.78. The housing element of the Policy reflects the approach set out in national policy which seeks to direct new housing development away from isolated rural locations to places where it will support the role of existing settlements and their communities. Affordable housing exception schemes, including via cross subsidy, in appropriate locations are enabled as sustainable housing solutions to meet recognised local housing needs. The Policy also recognises specialist rural accommodation requirements in the form of rural worker dwellings and gypsy and traveller requirements. The criteria for consideration of gypsy and traveller applications and for exception proposals, are set out Local Plan policies, DP3 to DP8. An updated Housing Supplementary Planning Document (SPD) is also being prepared to provide detailed guidance on the range of rural housing issues, including the assessment and subsequent treatment of exception housing proposals, rural worker dwellings and gypsy and traveller sites.
- 3.79. The control of replacement of dwellings in the countryside needs to be considered in conjunction with the general development criteria set out in the policy which also highlights and addresses visual, heritage loss and other impacts associated with proposals for replacement buildings. In the case of residential properties, there is additionally the objective of regulating the size of replacement properties in order to limit the tendency towards the provision of larger dwellings in the countryside and to maintain a mix of dwelling types in rural areas in line with the objectives of the Local Plan's Residential Mix policy DP1.
- 3.80. The detailed assessment criteria for the evaluation of applications for rural workers' dwellings in Part 4 of this Policy and guidance in the Housing SPD will provide the necessary clarity for applicants in relation to the consideration of applications in Shropshire for new rural workers' dwellings and for the removal of occupancy restrictions attached to existing dwellings. This Policy

continues the approach established by the previous Plan, SAMDev DPD. The requirement for financial contributions to provision of affordable housing when a rural worker's dwelling is lost has been retained as a requirement. This reflects the ongoing significant need for affordable housing provision in rural areas. The contribution requirement is related to, what is in effect, the creation of a new open market dwelling (which has been justified by a functional need which no longer exists) in an open countryside location, where such a dwelling would otherwise not normally be permitted.

- 3.81. The Policy identifies two categories of rural workers' dwellings and sets out what the approach will be to each, including what conditions will be attached. These include occupancy conditions, limiting occupation to a rural worker meeting specified criterion and/or limiting the dwelling for occupation in conjunction with the rural business operation to which it relates, recognising that there may be more than one rural enterprise within a rural business. These conditions may be attached to existing unrestricted dwellings associated with the business, as well as the newly permitted unit, in order to prevent rural workers dwellings being lost from the available stock. The first type of rural worker's dwelling is the main house for the business (for agricultural businesses, traditionally the main farm residence) and the second relates to additional dwellings to provide for other workers who are employed by the enterprise(s).
- 3.82. For new primary dwellings, relevant financial and functional tests are required to assess need and viability, and the occupation of the dwelling will be appropriately limited by condition. It would be expected that the scale and type of dwelling proposed is closely related to the evidenced needs of the business and proportionate to the scale of the business. However, in recognition that it is the primary dwelling, potentially serving as a family home, and providing specialist accommodation such as business office and utility areas, there is no firm restriction on the size of the dwelling, although the applicant must be able to demonstrate that the cost of the dwelling can be funded solely by the business itself. In the eventuality that the dwelling is no longer required and sold on the open market, an affordable housing contribution will be required in accordance at the current prevailing target rate with further guidance set out in the Housing SPD. As the rate is applied to the floorspace of the dwelling, the larger the dwelling the greater the contribution. This is a different approach than for additional rural workers' dwellings (see below) on the basis that the dwelling is the primary residence, is integral to the business and may be tied to the business and its financing.
- 3.83. The second category of rural workers dwelling, relating to the provision of further accommodation, is essentially a specialist type of single plot affordable dwelling and will be treated in a similar way when considering proposals. It should be noted that the single plot affordable dwellings (under Policy DP6) are subject to restrictions on location, size and value to ensure that the dwelling remains affordable to future generations. This is reflected in the requirement for the affordable dwelling to be subject to a legal agreement to protect occupation and value in perpetuity. Thus, should the rural workers dwelling no longer be required as an occupational dwelling to serve any part of the farm business, it is expected that it will be offered for rent or sale to other individuals who would meet the necessary occupancy criteria. Where this cannot be achieved within an appropriate time frame and planning permission is given for the lifting of occupancy conditions, when the property is sold on the open market, there will be requirement that a financial

contribution equivalent to 50% of the uplift in market value that is achieved through the removal of the restriction will be paid to the Council. These monies will be used by the Council to fund the provision of affordable housing. This approach continues that set out in the previously adopted Plan, SAMDev DPD, with further guidance to be set out in the Housing SPD.

- 3.84. The local needs exception policy mechanism also facilitates the delivery of affordable exception dwellings, not tied to a rural enterprise or business but in other appropriate locations to provide for evidenced local needs and offers an alternative means of meeting the housing requirements of people who work in rural areas but do not meet the definition of rural workers.
- 3.85. The policy also clarifies the Council's approach regarding affordable housing contributions in relation to the removal of occupancy conditions on essential rural workers' dwellings permitted prior to the adoption of the previous Plan, the Core Strategy, in March 2011. In these cases, as with new primary dwellings, an affordable housing contribution will be required 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 occupancy conditions as a result of a planning approval for a new rural worker dwelling for the enterprise or business.
- 3.86. Holiday lets are essentially residential properties in the countryside which are limited in the extent of their occupation by conditions attached to the planning permission. They encompass a wide range of building types, from chalets to barn conversions, and may have been supported, as dwelling units in the countryside, on the basis of their contribution to economic sustainability, in particular the local tourism base. The policy sets out the criteria that will be taken into consideration when applications are received to use holiday properties as permanent dwellings. It seeks to limit potential full-time occupation to appropriately located, permanent dwellings meeting relevant building regulations and other housing standards. Thus, permanent occupation of structures such as caravans and chalets would not normally be appropriate. Additionally, applicants will also need to justify that the loss of the properties would not have a significant adverse impact on the local visitor economy. Where it is accepted that a full-time dwelling is appropriate, the preference will be for a change to an affordable dwelling. Open market residential use will normally only be accepted where it has been a new build of exceptional quality in line with the requirements of paragraph 79 of the NPPF or it is a conversion that 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 may also be required, if it has not been previously paid, in accordance with guidance which will be set out in the Housing SPD.
- 3.87. In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land. Whilst national policy gives substantial weight to the benefits of use of suitable brownfield land within settlements for homes and other needs it also seeks to avoid isolated

residential development in the countryside and does not identify use of brownfield land by itself as specific circumstance to support such development.

- 3.88. Shropshire has a wealth of traditional rural buildings which can be important landscape features and form part of the heritage resource but may no longer be particularly suitable for their original purpose. Alternative uses, which can help ensure that these buildings are retained, limit the visual impact of new construction and provide recycling of the building resource, are generally encouraged by the Local Plan. However, to achieve sympathetic schemes for reuse of buildings it is essential that conversions incorporate the principles of Policy SP5 (High Quality Design) which requires appropriate materials and detailing together with consideration of local character. Where buildings are heritage assets, and subject to Policy DP23, this is of particular importance and a high standard is required; it will be normally be expected, for example, that all windows and doors should be made of timber rather than uPVC.
- 3.89. In order to ensure that the benefits of a conversion scheme are maintained and that future visual impacts on the building and setting are managed, this Policy allows subsequent changes to converted properties to be controlled through conditions attached to the planning permission for conversion. An element of new build, alteration, extension and rebuilding will only be considered where it meets the criteria in Policy SP5 (High Quality Design) and delivers the benefits identified in Policy DP23 (Historic Environment). Decision making on conversion proposals will also be informed by relevant evidence and assessment, including the Shropshire Historic Farmstead and Landscape Project, other Plan criteria, in particular those set out in Policy DP23, and relevant national guidance.
- 3.90. Proposals for replacement of dwellings and other buildings can significantly impact on the character of the countryside and, and on the wider environment through the loss of the embodied energy within existing buildings. As a result, there is a need to ensure appropriate scale, design and location of new development. Where planning applications for replacement buildings for economic purposes are proposed that differ significantly from the original building, it should be demonstrated why a particular design or scale of replacement building is required. There are also specific restrictions in Green Belt locations which seek to limit the impact of development on Green Belt by requiring replacements to relate to the same use and not be materially larger than the original building.
- 3.91. The changing needs and effects of agricultural and other related businesses in the countryside are a particular local issue, in particular the impacts of large-scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as: SP5 (High Quality Design); Policy DP17 (Landscape and Visual Amenity), DP18 (Pollution and public amenity), DP19 (Water Resources and quality), Policy DP23 (Historic Environment); SP4 (Sustainable Design); DP12 (The Natural Environment) and DP24 (Shropshire Hills Area of Outstanding Natural Beauty) which highlights special requirements in the Shropshire Hills AONB, will also be taken into account in

considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management.

- 3.92. Policy DP12 states that permission will be refused for development where the Habitats Regulations Assessment (HRA) identifies an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation is possible to remove the adverse effect, it will be a requirement of any planning permission.

Withdrawn

SP11. Green Belt and Safeguarded Land

1. Following review, the extent of Green Belt within Shropshire is identified on the Policies Map. This includes amendments to the Green Belt as specified within Table SP11.1 to facilitate the strategic approach to the distribution of development identified within Policy SP2. It is expected that this Green Belt boundary will not need to be altered at the end of the Local Plan period.
2. Land within the development boundaries for the settlements of: Albrighton, Alveley, Bridgnorth (which is enclosed on its eastern side by Green Belt) and Shifnal; the Strategic Site at: RAF Cosford; and the Industrial Estates at: Alveley and Stanmore is excluded from the Green Belt. The villages of Beckbury, Claverley and Worfield are also inset in the Green Belt but function as countryside, as such Policy SP10 (Countryside) applies. Safeguarded land, being land removed from the Green Belt for future development needs beyond the current Local Plan period, is shown on the Policies Map.
3. The Green Belt will be protected against inappropriate development, as defined by national policy. As such in addition to meeting the general requirements that apply in the countryside as set out in Policy SP10, development proposed in the Green Belt must also be able to demonstrate that:
 - a. It is not inappropriate development (as set out by national policy) and does not otherwise conflict with the purposes of the Green Belt; or
 - b. Very special circumstances apply.
4. Open market housing in the Green Belt will only be considered appropriate development where it:
 - a. Relates to a reuse of buildings of permanent and substantial construction which preserves Green Belt openness and meets the requirements for conversions in Local Plan Policy SP10 (Countryside) or SP9 (Community Clusters) where this policy is relevant;
 - b. Is a replacement dwelling which is not materially larger than the one it replaces and otherwise meets the criteria for replacement buildings set out in Local Plan Policy SP10 (Countryside); and
 - c. Is infill development or a replacement dwelling in a settlement which becomes a Community Cluster through a Neighbourhood Plan, where it otherwise meets the criteria set out in SP9 (Community Clusters) and in all other respects meets the policy tests set out in the Local Plan.
5. Proposals on previously developed sites, which would not have a greater impact on the openness of the Green Belt than the existing development, will be restricted to development for employment or economic uses, defence uses, local community use, including outdoor sport and recreation, or affordable housing. Development to meet an identified local affordable housing need, as defined by relevant Local Plan Policies, through the reuse of previously developed land, will also be acceptable where it can be demonstrated not to cause substantial harm to the openness of the Green Belt.
6. Proposals for limited affordable housing to meet a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey, in the locations identified in Policy DP4 (Affordable Exception Sites) and DP6 (Single Plot Exception Sites), which meet the other requirements of Affordable Housing Policies DP3, DP4 and DP6 and other relevant Local Plan policies will be supported.
7. RAF Cosford is a strategic site inset within the Green Belt to facilitate military and charity operational and development needs. Future additional development at this strategic site would be expected to take place within the area of land inset within the Green Belt

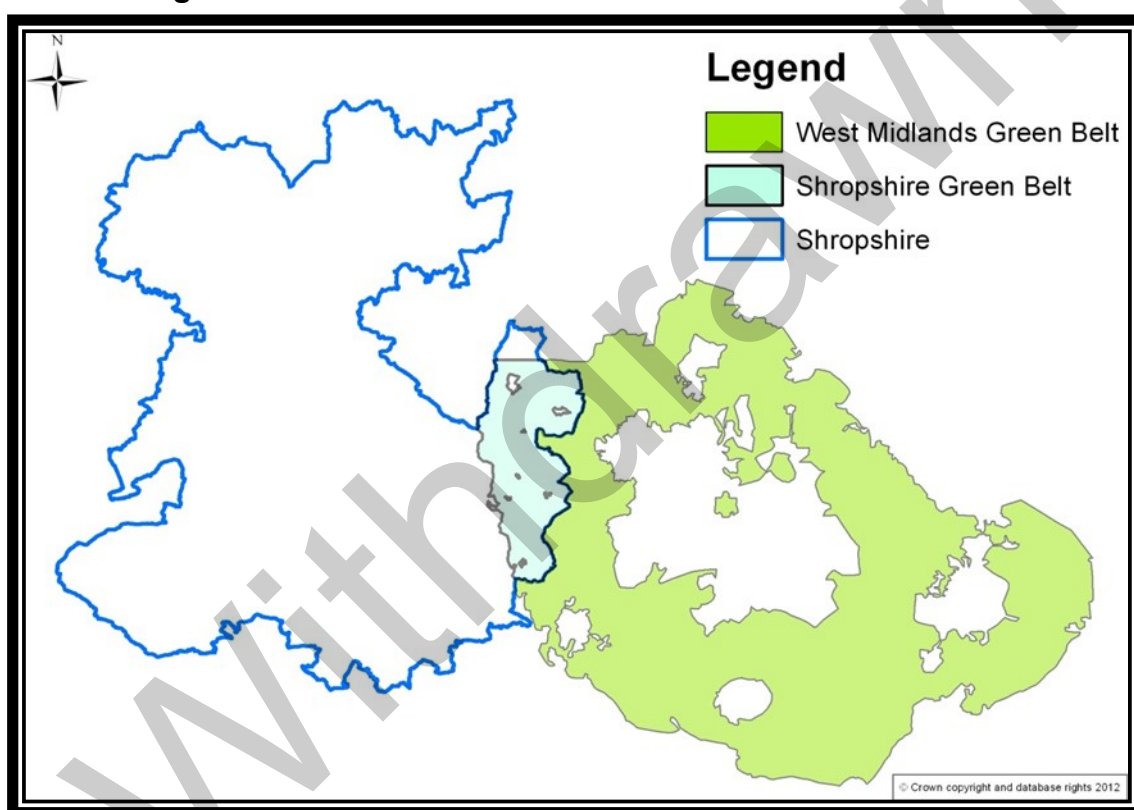
unless it is one of the exceptions to inappropriate development within the Green Belt identified within national policy or very special circumstances can be demonstrated.

8. Proposals, including changes of uses of land, which increase the beneficial use of the Green Belt, by enhancing green infrastructure, biodiversity, visual amenity and landscapes or improving derelict land and opportunities for access, outdoor sport and recreation, will be supported where this does not conflict with Green Belt or other policy objectives.

Explanation

- 3.93. The Shropshire Green Belt is on the outer edge of and forms part of the wider West Midlands Green Belt. It encompasses an area in the south east of the County that lies to the east of the River Severn and south of the A5, as shown on Figure SP11.1 below:

Figure SP11.1: Location of the West Midlands Green Belt



- 3.94. The five fundamental purposes of the Green Belt set out in national policy are to:
 - a. Check the unrestricted sprawl of large built-up areas;
 - b. Prevent neighbouring towns merging into one another;
 - c. Assist in safeguarding the countryside from encroachment;
 - d. Preserve the setting and special character of historic towns; and
 - e. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.95. Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas, designated because of its position, rather than its landscape quality or recreational use. However, it should be noted that within Shropshire the Green Belt also

includes non-designated areas of landscape value, heritage and ecological designations and it also fulfils a recreational function in some locations.

- 3.96. The NPPF advises that, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or updating of Local Plans. The Green Belt within Shropshire was last subject to review, some time ago, during the preparation of the Bridgnorth Local Plan 1996-2011 (adopted 2006). However, much of the safeguarded land provided at Shifnal and Albrighton to make provision for longer term development needs has been used or is now allocated for development within this Plan. On this basis, and subsequent to a commitment made by the previously adopted Local Plan, a review of the Green Belt boundary has been undertaken to support the preparation of this Local Plan. This has formed part of the process of considering the development strategy and options for a sustainable pattern of future growth in the County. Policies and allocations within this Plan all reference the reviewed area of Green Belt within Shropshire as identified on the Policies Map.
- 3.97. To support the Green Belt review consultants were commissioned to look at the role that the Green Belt is playing in Shropshire, in particular how well it performs against the five purposes defined in national guidance. This initial assessment (Shropshire Green Belt Assessment LUC September 2017) of the relative performance of the Shropshire Green Belt helped provide a picture of Green Belt and its function in Shropshire and formed the basis for a second study which undertook a detailed consideration of the harm to Green Belt that could result from the release of land for development.
- 3.98. The second stage study (Shropshire Green Belt Review; Stage 2 Final Report LUC November 2018) focused on: areas around existing identified settlements which are in or adjoin the Green Belt including Albrighton, Bridgnorth and Shifnal as the Principal and Key Centres within or adjoining the Green Belt; Alveley as a Community Hub identified within the Green Belt; land around Cosford village and military base, as an identified existing major developed area; and considered locations along the M54/A5 strategic corridor. The assessment did not draw conclusions as to where land should be released to accommodate development, which is necessarily a product of the consideration of the full range of constraints and strategic issues that apply as well as Green Belt designation. Rather it identified relative variations in the harm to the designation if parcels were released. Thus, the key recommendations and issues raised in this evidence formed only part of the exceptional circumstances case which was prepared to support this Local Plan.
- 3.99. These Green Belt studies, together with other evidence, allowed the Council to examine a range of options, including Green Belt release, in considering an appropriate strategy to meet the development requirements of the Local Plan review. A longer-term view was taken in line with national guidance which requires that when defining Green Belt boundaries that Local Plans should, where necessary, identify safeguarded land to meet development needs significantly beyond the Plan period. Thus, the Local Plan review, in considering the Green Belt, has looked both at Shropshire's current Plan development requirements and the need to safeguard land to accommodate future development needs beyond 2038.
- 3.100. Subsequent to this review the Local Plan has identified areas of land for release from the Green Belt at Albrighton, Alveley, Cosford, Shifnal and

Stanmore (Bridgnorth) as shown on the table below, discussed further under the relevant settlement policies and shown on the Policies Map. Green Belt release includes: 50.4ha land specifically released for employment purposes, with 11.4 ha of land at Stanmore and 39.0 ha at Shifnal; 1.4 ha solely for housing and a 2.4 ha mixed use incorporating housing at Alveley; the RAF Cosford Strategic Site of around 214.2 ha for military and charity operational and development needs; and a total of some 116.3 ha of safeguarded land with 19.9 ha at Albrighton, 3.6 ha at Alveley and 92.8 ha at Shifnal.

Table SP11.1: Green Belt Release by Location and Type

Location	Housing (ha)	Mixed Use (ha)	Employment (ha)	Strategic Site (ha)	Safeguarded Land (ha)	Total (ha)
Albrighton	-	-	-	-	19.9	19.9
Alveley	1.4	2.4	-	-	3.6	7.4
RAF Cosford Strategic Site	-	-	-	214.2	-	214.2
Shifnal	-	-	39.0	-	92.8	131.8
Stanmore (Bridgnorth)	-	-	11.4	-	-	11.4
Total	1.4	2.4	50.4	214.2	116.3	384.7

- 3.101. The settlements of Beckbury, Claverley and Worfield, and the Industrial Estates at Alveley and Stanmore, will continue to not be included in the Green Belt. Local Plan policy SP10 (Managing Development in the Countryside) will apply in these settlements rather than Green Belt policy. It is expected that the industrial estates will continue in employment use and additional land has been identified at Stanmore Industrial Estate to meet expansion needs as set out in S3, the Bridgnorth Place Plan Area Settlement Policy.
- 3.102. There are no existing Community Clusters within the Green Belt, but settlements may opt in via the Neighbourhood Plan process. Settlements that are 'washed over' by the Green Belt but which become Community Cluster Settlements at any time during the Plan period will be considered suitable for limited infilling which meets the criteria set out in this Policy, Local Plan Policy SP9 (Managing Development in Community Clusters) and the requirements of national Green Belt policy.
- 3.103. Whilst safeguarded land has been removed from the Green Belt it has been specifically identified in order to meet any sustainable development needs that may exist beyond the Plan period and remains unavailable for permanent development until allocated by a future Local Plan. The Policies Map shows the locations of safeguarded land in Shropshire
- 3.104. Within the Green Belt and safeguarded land, Countryside Policy SP10 applies, with Green Belt Policy providing an additional policy that reflects the extra protection afforded to Green Belts by national policy. Policy SP11 provides an approach that is consistent with, but does not repeat, national policy on Green Belt. Like national policy, Local Plan Policy SP11 assumes that inappropriate development is harmful to the Green Belt and identifies circumstances when development may be acceptable and not conflict with National Policy, where appropriate, providing additional clarification in the Shropshire context.

- 3.105. This Policy continues the approach set out in the previous Plan (SAMDev DPD) that development on previously developed (brownfield) sites will be limited to employment, economic, community, including outdoor sport and recreation, or affordable housing uses in accordance with Strategic Policy SP2 which states that outside identified settlements, 'new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification'. Strategic Policy SP10 (Countryside Policy) also seeks to support the delivery of rural economic and community needs whilst strictly controlling market housing outside identified settlements.
- 3.106. Proposals for limited affordable housing to meet a proven local affordable housing need on exception sites is facilitated by national Green Belt policy and allowed on suitable sites in the specific circumstances set out this Policy. Exception site proposals will also need to meet the relevant requirements of Local Plan Policies DP3 (Affordable Housing Provision), DP4 (Affordable Exception Sites) and DP6 (Single Plot Affordable Dwellings). It should be noted that in line with national guidance Entry Level Exception Housing (Policy DP5) is not supported in Green Belt. Cross subsidy exception schemes (Policy DP7) by their nature provide some dwellings which are not affordable, and as Green Belt policy only expressly makes an exemption for affordable housing and limited infilling in villages, very special circumstances would need to be demonstrated for such schemes in Green Belt locations, in addition to meeting the criteria in Policy DP7.
- 3.107. RAF Cosford has been identified as a strategic site inset within the Green Belt. Local Plan Policy S21 sets out the proposals for the site and relevant considerations.
- 3.108. Potential opportunities for enhancing the beneficial use of the Green Belt exist and need to be positively planned for as required by NPPF paragraph 141. The Green Belt Review evidence prepared to support the Local Plan sets out some potential mitigation measures that can be applied to improve the quality and accessibility of Green Belt and reduce the potential harm where land is taken out from the Green Belt including, integrative landscaping, reinforcement of Green Belt boundaries, appropriate development design and layout and provision of access/enhanced access. Such measures are specifically identified in site guidelines where Local Plan allocations are proposed in Green Belt locations. However, there will be other opportunities to encourage the enhancement of Green Belt, including when unallocated development comes forward in Green Belt, and the policy recognises this. Additionally, it will be expected that when safeguarded land is allocated for development within a future Local Plan, that it will provide compensatory improvements to wider Green Belt.

SP12. Shropshire Economic Growth Strategy

1. Shropshire will be the best place to do business and invest. The County will promote its economic potential by positively supporting enterprise, developing and diversifying the local economy, targeting growing and under-represented sectors and by using its high-quality assets and special environment. It will increase its productivity by improving digital and transport connectivity, making productive use of low carbon energy sources, meeting skills needs, and by using the benefits of its local talent and business expertise.
2. The spatial strategy to achieve these objectives is to deliver sustainable economic growth and investment in our strategic and principal settlements, strategic corridors, new strategic settlements and sites and appropriate rural locations. This will take into account the special considerations in the Green Belt, Area of Outstanding Natural Beauty and the need to protect and improve areas of higher landscape value and the natural and historic environment.
3. Economic growth and investment will be supported in:
 - a. Shrewsbury to develop its role as the County Town and Strategic Centre;
 - b. The Principal Centres and Key Centres as the key employment and service centres;
 - c. The 'Strategic Corridors', 'Strategic Settlements' and 'Strategic Sites' identified in the Plan;
 - d. Community Hubs on saved allocations or windfall development on established employment areas or suitable sites or buildings for small scale employment generating uses; and
 - e. Community Clusters and the Countryside through windfall development where the location, scale, land use and impacts of the proposals will conform with the existing land uses, settlement form and environmental qualities in accordance with relevant Policies of the Local Plan.
4. Economic development proposals will be supported that deliver employment through:
 - a. Provision of serviced land and buildings for the types of employment generating uses identified in SP13;
 - b. Provision of additional floorspace for expansion of existing businesses;
 - c. Provision of opportunities and facilities for mobile/agile/home working;
 - d. Existing businesses that relocate into and / or expand in the County especially those within Shropshire's key business sectors and clusters;
 - e. New businesses that start in the County or which seek to invest and grow; and
 - f. Rural economic enterprises through:
 - i. Agriculture, horticulture, forestry, food production and processing, rural diversification, tourism and leisure; and
 - ii. Opportunities created by improving digital connectivity for home working or to re-use previously developed land, appropriate rural buildings or to replace suitably located rural buildings for small scale economic development / employment generating uses subject to policies SP8, SP9, SP10, SP14 and DP24.
5. The delivery of employment will be supported by investment in:
 - a. Housing of the right type, quality, tenure and affordability that will support the move towards increased home/agile working, in the right locations with jobs, services, facilities and leisure to make Shropshire a good place to live, work and play;

- b. Renewable and low carbon energy generation including decentralised energy sources and to promote the productive use of this energy by businesses to reduce energy costs and increase energy 'independence' in the local economy;
- c. Digital connectivity to broadband, mobile and fixed wireless networks to improve the links between businesses, their employees and their customers and suppliers;
- d. Education, training, apprenticeships and centres of excellence to provide the skills needed by existing companies, and our future business activities;
- e. Transport and utilities infrastructure and the adoption of new and more sustainable transport options to improve accessibility in Shropshire, remove capacity constraints to future business investments and to contribute to climate management objectives; and
- f. Public services and assets, culture, leisure, net gains in the natural environment and heritage led regeneration to continue to shape the County and to attract people and businesses to locate in Shropshire.

Explanation

- 3.109. Shropshire set out its economic growth vision in the Shropshire Economic Growth Strategy 2017 to 2021 that seeks *"To be the best place to do business and invest, renowned for its pool of local talent and expertise. We will strive to maximise our economic potential and increase productivity by fully utilising the benefits of our special environment and high-quality assets"*.
- 3.110. The strategy of the Local Plan is to achieve an urban focus to development. The primary focus for employment investment is Shrewsbury, and the Principal and Key Centres of the County with their employment land offer, housing, services and accessibility. Creating a sustainable pattern of development will mean that employment development should be directed to Shrewsbury, our Principal Centres and our Key Centres. A portfolio of employment sites has been identified to provide a range and choice of sites to meet the requirements of the development strategies for these settlements.
- 3.111. Shropshire and The Marches have a number of business sectors and clusters that are performing well with extremely successful companies operating in and around the County. Our strategy for these sectors is to work with companies investing in these enterprises and to support their growth in the competitive national and international economy. It will be important to ensure these companies find the locations and expansion opportunities they seek and can invest in the following activities:
- a. Advanced manufacturing including engineering, agri-food, and agri-tech;
 - b. Visitor economy and heritage based businesses;
 - c. Environmental sciences and technologies;
 - d. Creative and digital industries;
 - e. Food and drink processing; and
 - f. Health and social care.
- 3.112. The support for Shropshire's key business sectors and clusters must be balanced with the need to protect Shropshire's natural and historic environment and to achieve climate management objectives, by ensuring that development is properly located, will respect the character of the locality and will enable

businesses and their employees to both increase their productivity and to reduce their carbon footprint.

- 3.113. A key element of this aim is to move towards a 'zero-carbon' economy by encouraging greater use of renewable and 'low carbon energy sources' (i.e. wind, solar, hydro, biomass or nuclear energy) as an economic opportunity. This has the potential to offer lower energy costs and energy 'independence' provided by decentralised energy generation. This economic opportunity may translate into lower production costs, greater 'added value' and a stronger asset base where the business owns or has a stake in decentralised energy generation technologies. This will assist the Shropshire economy by translating cleaner and greener energy usage into improved productivity and greater resilience of businesses to withstand changes in our economic circumstances.
- 3.114. The Shropshire economy is fuelled by the creation and growth of small to medium sized companies. This reflects a capacity for entrepreneurship and the creation of significant numbers of new businesses. Shropshire Council actively supports new business formation, identifying companies with growth potential that can increase their output and employee numbers. The Council wishes to support the development needs of new businesses and to provide opportunities for companies to continue to grow in size, expand their physical operations where this is necessary or to relocate within the County.
- 3.115. A key element of entrepreneurship is the capacity to build a business from concept and prove its effective operation. This requires support for appropriate home-based enterprises and the appropriate use of residential properties or rural buildings for home working supported by the development of business hubs to deliver support services for these growing businesses.
- 3.116. The Council also supports the business and environmental benefits to be obtained from mobile / agile / home working for employees of businesses that still maintain fixed business premises. This change in working patterns will influence our travel behaviour in favour of many more sustainable choices over the need to travel, the type of transport mode, the type of energy used and the basis on which future travel and transport services may be provided. It is recognised that this will require investment to deliver more and new infrastructure both for fixed and mobile electronic communications and for travel and transport to firstly, remove the need to travel for work, goods and services as well as for leisure and social interaction and secondly, to change the ways in which we travel and how we may access transport services.
- 3.117. To facilitate sustainable economic growth, a 'step change' is needed in Shropshire's economic productivity because the County has the potential to do more and to do it better. Shropshire Council is focused and committed to achieving maximum economic productivity from the assets and opportunities across the County. This is based on four key objectives to: support and grow new and existing businesses; attract inward investment to the County, develop and retain workforce talents and skills and to facilitate new ways of working that transform business environments into digital 'workplaces', reducing the need to travel, changing the requirements for business premises and contributing towards a more sustainable work/life balance.
- 3.118. To support the 'step change' in the economy, 'strategic corridors' comprising those principal settlements located on transport corridors will be important in providing further investment opportunities. These have the potential to support the economic growth of the County in two key areas: they are the

preferred locations for business investment on allocated employment sites in Shrewsbury and the Principal and Key Centres and they may provide further significant sites for larger windfall development opportunities that are suitable and accessible for inward investment. The need for a supply of sites for business investment and the development of business premises in the County and the rate at which the supply of these sites is developed for these purposes will be kept under review through the Local Plan period to 2038.

- 3.119. Some 'strategic corridors' pass through protected areas including Green Belt and the Area of Outstanding Natural Beauty. Here 'very special' or 'exceptional' circumstances for development will need to be proven to justify further employment development in these locations beyond the sites allocated for this purpose. The Council recognise the need to protect and maintain these special environments but will give careful consideration to the needs of communities in these locations and to the needs of businesses wishing to invest in the sustainability of settlements in these areas.

Withdrawn

SP13. Delivering Sustainable Economic Growth and Enterprise

1. Shropshire will deliver around 300 hectares of employment development from 2016 to 2038 and will protect established employment areas for employment uses to achieve the objectives of Policy SP12. The strategic supply of land and protected employment areas are identified on the Policies Map and in the Authority Monitoring Report which will monitor the delivery of this employment development.
2. Employment generating uses will comprise:
 - a. Primary employment uses in Classes B2, B8, E(g)(i),(ii),(iii) and Sui Generis Waste Installations for recycling/treating/disposing of recovered materials to diversify the local economy of Shropshire;
 - b. Secondary employment uses in Classes E(a),(c),(d),(e), C2, C2A, and Sui Generis Waste Material Recovery Facilities, Retail Warehousing and Sales (including vehicle sales) and Vehicle Hire (including taxis and 'vehicle sharing' services) to diversify the employment offer on larger employment areas;
 - c. Ancillary essential or exceptional service uses in Classes E(b),(f), C1 and Sui Generis Hot Food and Takeaway Services and Hostels to diversify the effective operation and self-containment of larger employment areas.
3. Development of employment generating uses will be expected to demonstrate that the:
 - a. Site has the capacity to accommodate the scale of the proposed development particularly uses which attract visiting members of the public;
 - b. Proposed uses and any intensification of use conforms with neighbouring uses particularly primary employment uses on or close to the site;
 - c. Infrastructure investment is sufficient to serve the proposed or intensified uses particularly to provide sufficient capacity in key utilities and to facilitate the use of renewable and low carbon energy and decentralised energy sources;
 - d. Development satisfies the requirements of national and local policies especially to:
 - i. Protect the Green Belt or safeguarded land except where there are very Special circumstances for development,
 - ii. Protect the Shropshire Hills Area of Outstanding Natural Beauty except where there are exceptional circumstances for development,
 - iii. Conserve areas of higher landscape value except where justified; or
 - iv. Conserve the natural and historic environments except where justified.
4. Development on mixed-use employment sites will be expected to utilise returns from higher value land uses to bring the remaining land within the employment site/area to the market through the provision of accesses, servicing and other infrastructure to facilitate the development of other employment uses on the land.
5. Development on allocated sites will be expected to satisfy the:
 - a. Economic growth objectives of Policy SP12 (Economic Growth Strategy);
 - b. Strategy for the settlement in which the proposed site is located;
 - c. Development guidelines for allocated employment sites or mixed-use sites with employment generating uses in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20, Strategic Site Policy S21 or approved Neighbourhood Plans; and
 - d. Requirements of Local Plan policies relevant to the proposed location or uses of land.

6. Windfall Class B employment development on other sites will be supported, where the proposal is:
 - a. To expand the premises or to intensify the operation of an existing business;
 - b. For the change of use / conversion of an existing building to employment use;
 - c. Located on a site within or adjoining an established employment area;
 - d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy SP12, SP8, SP9, SP10; or is
 - e. Distributed according to the strategic approach in Policy SP2;
 - f. Consistent with the economic growth objectives of Policy SP12;
 - g. For major employment development including large scale inward investment for a known 'end users' or occupiers, that satisfies the objectives of Policy SP14.
7. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas primarily for Class B employment uses. Proposals for change of use or for the loss of employment land and premises will only be supported where:
 - a. A contemporary market assessment of the employment land in the Settlement demonstrates a satisfactory supply for the remaining period of the Local Plan which does not compromise the supply of land in the County; and
 - b. A comprehensive marketing exercise demonstrates the site is not suitable or viable:
 - i. For the established use; or
 - ii. Any other employment use; or
 - iii. Employment uses no longer conform with the majority of the neighbouring uses; and
 - c. The application demonstrates that the proposed use will make a significant contribution to the local economy, the local community or to other significant Local Plan objectives.

Explanation

- 3.120. This policy contributes to the economic vision and strategy for Shropshire set out in Policy SP12. These objectives are further supported by mixed use developments proposed on the 'Strategic Settlements and 'Strategic Site' identified in the Local Plan and on sites along the 'Strategic Corridors' identified in Policy SP14.
- 3.121. This policy seeks to provide certainty in the delivery of the economic growth strategy by shaping the delivery of the strategic land supply and the use of established employment areas to satisfy the objectives of the strategy. The aspiration for this approach is to promote a 'step change' in the economic productivity of the Shropshire economy.
- 3.122. It is proposed to plan for 300 hectares of land to be developed for Class B office, research and development, workshop, general industry, storage and distribution development for the period 2016 to 2038. The delivery of this development will satisfy the strategic approach set out in Policy SP2 in relation to the settlement hierarchy and the proposed distribution of development within the County.

- 3.123. It is recognised that Shropshire has a diverse economic structure with a focus on 'service industries' and there will be a need for flexibility in the delivery of employment sites to allow for other employment generating uses. This policy recognises the need for flexibility in the development of the employment land supply to meet the needs of Shropshire and its communities. This includes a special presumption for recycling and environmental industries identified in the development guidelines for specific allocated employment sites.
- 3.124. This policy identifies those land uses which are taken to be 'employment generating uses' based on the changes to the Use Classes Order 1987 (as amended). This identifies three groupings of 'employment generating uses' with the 'primary' uses focusing on business and industrial uses along with the special presumption for 'higher order', recycling and environmental processing that together, seek to diversify the larger 'service' sector of the Shropshire economy. It is expected that these uses will be grouped together and adequately protected from any unintentional impacts on the amenity of other uses which may draw visiting members of the public into these more conventional 'business' environments. It is considered that the 'primary' uses deliver utilitarian building formats with the potential to accommodate, or be readily altered to serve, a broad range of alternative uses over the building's lifespan. These 'primary' uses also have the potential to offer higher skilled 'production' employment or higher value 'administrative' or 'managerial' employment that is much needed in the Shropshire economy.
- 3.125. The 'secondary' uses recognise the 'service' base of the Shropshire economy, the greater flexibility for change of use of buildings and the greater locational choice for many businesses over their preferred 'business' environment. This grouping offers a significant range and variety of uses that may choose to locate in an employment area including 'lower order', recycling activities. This greater locational choice will also carry certain responsibilities for many of these uses. This will include consideration of: how to manage the needs and impacts of visiting members of the public attracted into more conventional business environments; and avoiding potential amenity impacts from locating too close to conventional business uses operating in these locations. The advantages of this greater locational choice are that higher value uses may cross subsidise the delivery of new employment land and these 'service' uses may offer higher value 'professional' or 'technical' employment. It is considered that these uses are better accommodated on medium and larger employment sites and areas.
- 3.126. The 'ancillary' uses recognise that the 'service' base of the Shropshire economy performs an important function meeting the needs of residents and workers. It also recognises that conventional businesses often prefer self-contained locations where employees can meet their day to day needs without travelling too far beyond their workplace. These 'ancillary' employment generating uses comprise two distinct groupings which are both expected to locate on larger employment areas: the 'essential' uses that meet the day to day needs of surrounding businesses and other land uses in the locality. Also, those 'exceptional' uses that broaden the range of services available in an employment area, pointing to the 'maturity' of the locational 'offer and making it a more desirable business location.
- 3.127. Where employment uses are provided in a mixed-use development the return from the higher land values must be used to deliver the development of the remaining employment land through cross subsidy of some of the development costs. This will require an investment from the higher value

uses ideally to provide highway access and internal distributor roads with servicing into the employment area and provision of engineered, market ready plots with utility services to the plot boundaries.

- 3.128. To deliver the required scale of development, a strategic supply of employment land is identified on the Policies Map and in the Shropshire Authority Monitoring Report at: <https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/authority-monitoring-report-amr/>. The Authority Monitoring Report identifies a portfolio of sites and records both the delivery of development on completed sites and the 'pipeline' supply of sites with planning permission, the saved SAMDev Plan allocations identified in Appendix 2 and those allocated in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20 and the Strategic Sites Policy S21. The saved SAMDev Plan and Local Plan allocations will be accorded the same weight in planning decisions. The Authority Monitoring Report also identifies the established employment areas protected by this policy.
- 3.129. This policy recognises the need for flexibility over the location of employment development. This allows for windfall development primarily for the growth of existing businesses through the expansion of their business premises, redevelopment of existing employment areas or through the conversion or change of use of other existing buildings, where this complies with the relevant policies of the Local Plan.
- 3.130. The need for new sites is also recognised, where these demands may not be met on allocated employment sites due to issues including locations, scale and suitability. The primary focus for this development, particularly for inward investment will be sites within or adjoining Shrewsbury and the Principal or Key Centres located on the identified 'strategic corridors'. Major employment development on windfall sites may also be permitted on brownfield sites located close to Shrewsbury and the Principal or Key Centres or, in exceptional circumstances, on greenfield sites close to the settlements in the 'strategic corridors'.
- 3.131. New development will also be permitted on sites of a suitable size within the Community Hubs in addition to any saved employment allocations.
- 3.132. In the Community Clusters and in the Countryside, the location, scale, land use and impacts of windfall development proposals must conform with the existing land uses, settlement form, environmental qualities.
- 3.133. Development in rural areas beyond preferred settlements (i.e. Community Hubs, Clusters and Countryside) should be appropriate in scale and impact to the proposed location for the development. This should address the accessibility of the site, the character and quality of the landscape setting and protection of the natural and historic environment. This policy recognises that small scale economic developments (up to 1ha) including workshops, professional services, goods distribution companies should be supported in the Community Hubs and Community Clusters. In the Countryside, agricultural and non-agricultural diversification and green tourism and leisure may also be supported at a scale that is appropriate for their location as these are important economic activities in the rural economy.
- 3.134. All development proposals should respond positively to the presence of environmental constraints on and around potential development sites particularly in relation to the Shropshire Green Belt, the Shropshire Hills Area of Outstanding Natural Beauty, the landscape and character of the

surrounding area and the significance of the natural and historic environment. These matters are addressed further in the objectives of other policies in the Local Plan and in Neighbourhood Plans, Community / Parish Plans and in growth strategies for settlements across the County.

- 3.135. The 'Strategic Corridors' in Policy SP14, provide flexibility to facilitate a 'step change' in our economic performance. The 'Strategic Corridors' comprise groups of settlements on transport corridors where releasing additional employment land, may help support existing business and attract larger windfall developments into the County. The primary purpose here is for Shropshire to respond positively both to demand from the growth of existing business or to demand from new businesses attracted into the County as inward investment and to support unmet development needs in the Black Country particularly along the M54 / A5 growth corridor. This may require the release of significant sites with the potential to function as 'growth zones' on the 'strategic corridors' for larger employment or mixed-use developments.
- 3.136. Shropshire Council places a premium on the protection of existing employment land and premises in the County. This protection is important because these established business locations accommodate our existing employers, provide grow on space and increase our capacity to accommodate new growth and investment. This ensures that strategic and local employers can secure their operational base and meet their future development needs for growth and expansion of their business.
- 3.137. It is recognised that employment sites and buildings may be suitable for other uses or may be affected by permitted changes of use rights, but their loss still affects our economic capacity and productivity. This policy recognises such losses may occur and supports them where satisfactory evidence is provided. This evidence must justify the need for the alternative use proposed, the loss of the utility of the site in terms of its suitability and viability for employment uses and the impacts on the supply of employment sites and premises in Shropshire. This approach will be based on the employment generating uses identified in this policy reflecting the changes in the Use Classes Order 1987 (as amended).
- 3.138. The protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites. This evidence is set out in the Shropshire Strategic Sites and Employment Areas Study for Shrewsbury (Phase 1) and the Market Towns and Key Centres (Phase 2) which identify a hierarchical ranking of existing employment areas in the principal settlements of the County which is shown in Figure SP13.1 below:

Figure SP13.1: Hierarchy of Existing Employment Areas

The protection of existing employment areas will be proportionate to the significance of the site in accordance with the following guidance. The hierarchy of existing employment areas shown on the Policies Map for Shrewsbury, the Market Towns and Key Centres is presented in the Authority Monitoring Report.

- 1. Regional and Sub-Regional Sites** – identified sites are expected to deliver:
 - a. Uses specified for the area but will only include new waste management development where there are opportunities for co-location with existing waste management operations;

- b. High quality development with skilled employment including inward investment providing strong economic benefits to enhance the Shropshire economy;
- c. Non class B uses will be ancillary to the proposed development or will improve the benefits and viability of the employment area.

2. Key Shropshire / Local Sites – identified sites are expected to deliver:

- a. Good quality development providing strategic and local employment opportunities with clear economic benefits for the Shropshire economy;
- b. Uses specified for the area including waste management facilities;
- c. Opportunities for mixed commercial development on Key Local Sites where appropriate in relation to policy.

3. Mixed Commercial Sites – identified sites are expected to deliver:

- a. Mixed commercial uses (excluding retail) to provide affordable business locations and accessible local employment;
- b. Class B employment uses including waste management facilities on regeneration opportunities which support the physical and economic improvement of the area.

3.139. The methodology in the Shropshire Strategic Sites and Employment Areas Study and the tests in this policy will also be used to determine the degree of protection to be afforded to existing employment areas not shown on the Policies Map. This will include commercial office locations (including those affected by permitted development rights) and existing employment sites in rural locations. The significance and protection of sites not previously identified in the Plan will be recorded in the Authority Monitoring Report.

SP14. Strategic Corridors

The Shropshire Economic Growth Strategy seeks to deliver a 'step change' in the capacity and productivity of the local economy. To contribute to this aim, 'Strategic Corridors' along the principal rail and strategic road routes through the County will be the primary focus for major employment development especially along 'strategic corridors' with both rail and road connectivity. Major employment development in the County will be expected to recognise that:

1. The strategic approach in Policy SP2 seeks to deliver significant development and infrastructure investment within the 'strategic corridors' served by the principal rail network and strategic and principal road networks in Shropshire.
2. Development in the 'strategic corridors' through the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty will be subject to appropriate national and local policy. Development likely to affect an internationally designated wildlife site, through atmospheric emissions must comply with the requirements for a project level HRA in accordance with policy DP12.
3. Development on these 'strategic corridors' will be located in accordance with the following sequential preference:
 - a. In Shrewsbury or the Principal or Key Centres on an allocated site;
 - b. On the identified 'Strategic Sites' in the Local Plan;
 - c. On appropriate windfall development sites which are:
 - i. Located immediately adjoining Shrewsbury or a Principal or Key Centre; and
 - ii. Brownfield sites with direct access to the rail and road routes in the corridor; or
 - iii. Greenfield sites in exceptional circumstances where the:
 - Strategic objectives of national and local policy are fully satisfied and comply with Policy SP13;
 - Proposal will strengthen the role and function of strategic settlements particularly Shrewsbury and the Principal Centres;
 - Proposal is a large and significant investment opportunity that cannot reasonably access sequentially preferable sites;
 - Proposal will:
 - Deliver the greenfield site as a fully serviced and developed employment area,
 - Meet the needs of the proposed 'end user' or occupiers; and
 - Deliver off-site infrastructure investments within the 'strategic corridor'.
4. Proposals for development in the 'strategic corridors' must satisfy the requirements of Policy SP13 and consider:
 - a. The need to achieve a sustainable pattern of development particularly to balance the delivery of housing with employment growth;
 - b. The need for infrastructure investment to support the:
 - i. Delivery of the development; and
 - ii. Accessibility of the rail and road networks; and
 - iii. Further growth in the 'strategic corridor'.
 - c. The scale of the proposal in relation to the location, landscape, character of the surrounding area and the significance of the natural and historic environment;
 - d. The availability of land allocated for the proposed use in the same locality;

- e. Other sites with long-term potential around the Strategic, Principal and Key Centres;
- f. The policies and strategies of adopted Neighbourhood Plans, Community / Parish Plans or growth strategies for the Strategic, Principal or Key Centres.

Explanation

- 3.140. The primary purpose of this policy is to enable Shropshire to respond positively to demand from new businesses attracted into Shropshire as inward investment and the significant growth of existing businesses, supported by the delivery of new housing as set out in the Shropshire Economic Growth Strategy.
- 3.141. This approach responds to the Council's objective to prioritise significant new development and infrastructure investment into the Strategic, Principal and Key Centres and identified Strategic Sites to create 'growth zones' along the 'strategic corridors' through Shropshire and making effective use of the rail and road routes through these corridors. The sequential release of additional employment land for development in the 'strategic corridors' may also help to attract major employment development into the County.
- 3.142. The 'strategic corridors' are:
- a. **Eastern Belt M54/A5, A41/A464 and A4169/A458/A454**, supporting Shropshire's motorway, road and rail links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities in and around:
 - Shrewsbury as the Strategic Centre and County Town of Shropshire;
 - Bridgnorth as a Principal Centre in the Shropshire Green Belt;
 - Shifnal and Albrighton as Key Centres in the Shropshire Green Belt;
 - RAF Cosford as a significant location in the Shropshire Green Belt;
 - Ironbridge through the redevelopment of the former Power Station site.
 - b. **A5 West corridor** supporting Shropshire's road and rail links to the Northern Powerhouse through Cheshire and Mid / North Wales including opportunities in and around:
 - Oswestry as a Principal Centre and the second market town in Shropshire.
 - c. **Central Shropshire** supporting the primary location for growth in the County situated around the hub of the road and rail networks and focussed on opportunities in and around:
 - Shrewsbury as the Strategic Centre and County Town of Shropshire.
 - d. **North East Shropshire and the A41 corridor** supporting Shropshire's links to the Northern Powerhouse through Cheshire and connected to the delivery of HS2 later in the Local Plan period, including opportunities in and around:
 - Whitchurch and Market Drayton as Principal Centres;
 - Tern Hill through the redevelopment of the Clive Barracks;
 - Shifnal and Albrighton as Key Centres in the Shropshire Green Belt;
 - RAF Cosford as a significant location in the Shropshire Green Belt.

- e. **A49 corridor** supporting Shropshire road and rail links to other English regions to the north and in the south -west and to South Wales including opportunities in and around:
- Whitchurch as a Principal Centre;
 - Wem as a Key Centre;
 - Ludlow as a Principal Centre;
 - Craven Arms as a Key Centre
 - Church Stretton as a Key Centre within the Shropshire Hills Area of Outstanding Natural Beauty.
- 3.143. Shropshire Economic Growth Strategy seeks to promote a 'step change' in the capacity and productivity of the local economy. The 'strategic corridors' have the potential to support this economic objective in two key areas: they are the preferred locations for business investment on allocated employment sites in Strategic, Principal and Key settlements; and they may function as the location for the release of significant sites that are suitable and accessible for inward investment on identified 'Strategic Sites' at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites.
- 3.144. Development proposals in 'strategic corridors' should respond positively to the presence of environmental constraints particularly in the Shropshire Green Belt and the Shropshire Hills AONB. In these locations there will be a need to prove the 'very special circumstances' for development in the Green Belt and the 'exceptional circumstances for development in the AONB as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy.
- 3.145. Development proposals in 'strategic corridors' should also recognise the need to protect the intrinsic character and beauty of the Countryside, landscape character and value and the significance of the natural and historic environment. These matters are addressed further in the objectives of other policies in the Local Plan and in Neighbourhood Plans, Community / Parish Plans and in growth strategies for settlements across the County.
- 3.146. The County accommodates a broad range of existing land uses in the countryside between settlements. As some of these land uses mature and the sites they occupy are no longer needed or prove to be unsuitable for modern business operations these sites may be capable of redevelopment for alternative uses. This has already occurred at Ironbridge Power Station (Ironbridge) and is expected to occur at the Clive Barracks, Tern Hill. These sites may be considered for redevelopment especially where they will perform a function within the employment land supply not already served by the existing employment allocations in the plan or where they satisfy a demand for inward investment into the County and may also improve the housing offer within the Place Plan area or 'strategic corridor'.
- 3.147. This requires the identification of sequentially preferable development in the Strategic Corridors to sustain the urban focus in the Strategic Approach of the Local Plan. The Strategic, Principal and Key settlements in these 'strategic corridors' are the primary focus for development and infrastructure investment for economic growth. This urban focus will help to create a sustainable pattern of development in the County, support the needs of the majority of Shropshire's communities, significantly reduce the need to travel and to help

the County respond positively to the challenges of the Climate Change emergency.

- 3.148. It will be essential when promoting development in the 'Strategic Corridors' to sequentially promote the 'Strategic Sites' identified at Clive Barracks, Tern Hill on the A41 and RAF Cosford at the junction of the A41 with the M54 Junction 3 where development cannot reasonably be accommodated on existing allocated sites in the Strategic, Principal or Key Settlements. The sequential release of windfall sites will prefer brownfield windfall development opportunities which respond to a clearly identifiable, investment demand, are in locations close to a settlement and which benefit from accessibility to the rail and road network through the 'strategic corridor' and in accordance with national and local policy.
- 3.149. The release of greenfield sites for windfall development will only be permitted in exceptional circumstances where the strategic objectives of national and local policy are fully satisfied in relation to the protection of the Green Belt, Area of Outstanding Natural Beauty, Countryside, landscape value and the natural and historic environments. These proposals are expected to be large and significant investment opportunity that cannot reasonably access sequentially preferable sites for reasons including the location, scale, availability and accessibility of those alternative sites. These proposed developments will secure the delivery of the greenfield site as a fully serviced and developed employment area, meeting the needs of the proposed occupiers of the site and the requirements for off-site infrastructure investments to serve the 'strategic corridor'.
- 3.150. It is essential that proposals for development sites in the 'strategic corridors' provide the infrastructure to ensure these sites are readily available for development. This infrastructure investment should further realise the benefits of rail and road connectivity in the 'strategic corridor' and deliver significant investment and employment especially in Class B land uses. This focus on Class B land uses seeks to diversify the mainly 'service based' economy of Shropshire and to boost employment in key business sectors and clusters.

SP15. Whole Estate Plans

1. Whole Estate Plans are a method by which Estates can articulate their long-term vision for their land and premises interests and how these will be achieved. In recognition of the nature of Shropshire, and the potentially important role they play in managing land within the County, Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated all of the following:
 - a. The objectives, policies and land use proposals of the Whole Estate Plan complement and are consistent with the objectives and policies of the Local Plan;
 - b. It has been prepared in collaboration with relevant external organisations, including statutory bodies; and
 - c. It has been subject to meaningful public consultation.

Explanation

- 3.151. Whole Estate Plans are non-statutory plans, produced by Estates themselves, which can cover a number of issues based around the central principle of ensuring sustainable land management. The intention is these are used to express a long-term vision and objectives for the way an Estate manages and utilises its land and assets.
- 3.152. Given the rural nature of much of Shropshire, it is perhaps unsurprising that there are a large number of Estates active in the County, many of whom are engaged in the preparation of Whole Estate Plans. This policy therefore acknowledges the important role these organisations play in the general day to day management of land and premises, and recognises that there is potentially a planning related role for Whole Estate Plans in the decision making process.
- 3.153. The policy therefore seeks to identify the considerations which will need to apply before the Council will consider 'endorsing' a Whole Estate Plan as a material consideration in relevant planning decisions. This does not replace the primacy of the Local Plan in decision making, rather it seeks to identify where there could be positive added value to the planning process.

SP16. Strategic Planning for Minerals

Shropshire's important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society.

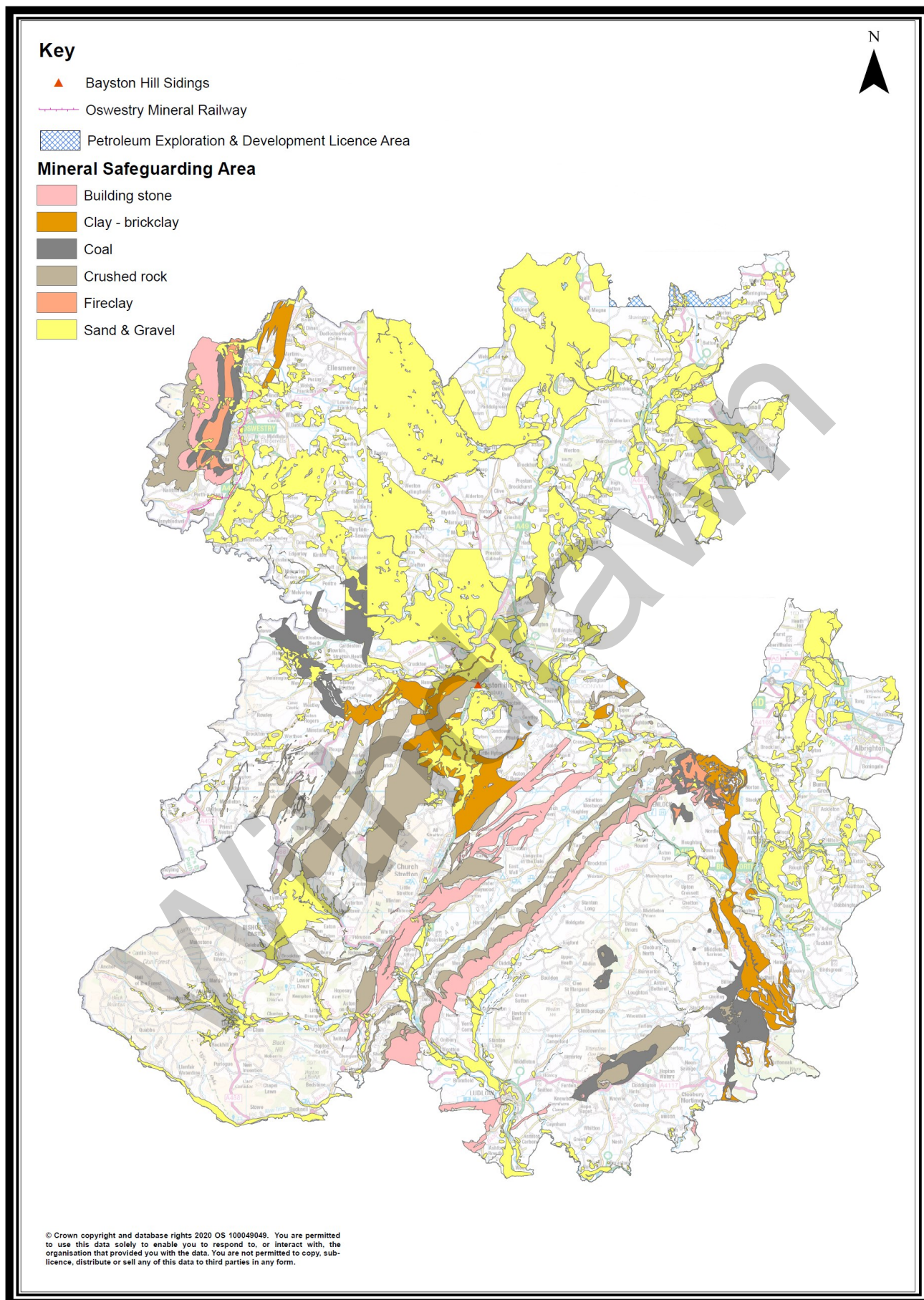
This will be achieved by:

1. Protecting Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals. The broad extent of MSA's is defined on Figure SP15.1. Non-mineral development within and adjacent to these areas or near protected rail freight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national policy and Policy DP29;
2. Encouraging the comprehensive working of mineral resources wherever possible and improved resource efficiency by supporting the development and retention of recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy SP17;
3. Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national policy guidance. Shropshire will save existing unimplemented allocations for sand and gravel to help deliver productive capacity over the Plan period at the level of the 3 year average production in 2018 plus 20%, as its contribution to the sub-national guidelines for the West Midlands. (See Policy DP30);
4. Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites;
5. Supporting environmentally acceptable development which facilitates the production of other mineral resources such as clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements;
6. Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies DP12, DP14, DP16, DP17, DP19 and any other relevant policies within this Local Plan.

Explanation

- 3.154. Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The broad extent of Mineral Safeguarding Areas (MSAs) is illustrated on Figure SP13.1. Where development is unavoidable, the value of mineral resources should be captured for appropriate end uses by prior extraction wherever possible (Policy DP29). However, the recognition of these areas does not imply that any application for the working of minerals within them will necessarily be granted planning permission.

Figure SP16.1 Mineral Safeguarding Areas (MSAs) in Shropshire



More detailed information is available on an 'interactive' mineral safeguarding map which is available on the Shropshire Council's website.

- 3.155. The comprehensive working of mineral resources will be expected unless the cumulative impacts of mineral working would make further development unacceptable. To meet the objectives of sustainable resource management and the principles of a circular economy Shropshire Council will support the recovery and use of secondary and recycled materials wherever possible to limit the consumption of new mineral resources.
- 3.156. National policy requires strategic planning to secure an adequate and steady supply of mineral aggregates. Shropshire is an important source of mineral aggregates, particularly crushed rock. Mineral planning is co-ordinated at a sub-national level by the West Midlands Aggregates Working Party, which has been chaired by Shropshire Council since 2014. Best available evidence indicates that aggregate production in Shropshire remains above both the 10 year rolling average and the landbank of permissions for both sand and gravel and crushed rock have remained consistently above the minimum level required by national policy.
- 3.157. Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies in recent years. In light of the recovery of demand, and the fact that the last 3 years have seen record levels of housing delivery in Shropshire, the Local Plan adopts a precautionary approach to its Production Requirement for sand and gravel, based on the average of the last 3 years production plus a growth allowance of 20%.
- 3.158. Despite this increasing demand, significant aggregate resources are already available from permitted sites and unimplemented site allocations made in the SAMDev Plan which have been saved. There are also a number of windfall applications for sand and gravel which have significantly increased productive capacity and further significant windfall applications are expected. The availability of aggregates therefore remains well above minimum guidelines and no additional site allocations are therefore proposed as part of this Local Plan. In taking planning decisions, Shropshire Council has consistently responded positively to both planned and windfall applications to release more material to maintain productive capacity to counter balance the impact of unworked site commitments.
- 3.159. Mineral working is a temporary, but long-term activity. The restoration and aftercare of mineral sites provides positive opportunities to deliver environmental or community benefits, including land uses which will help adapt to or mitigate the effects of climate change and contributions to Green Infrastructure in accordance with Policy DP14.
- 3.160. Support will be given to the use of construction and demolition waste residues following appropriate recovery and recycling, as a restoration medium in suitable former mineral workings where this does not adversely affect the water environment and involves acceptable amenity effects.

SP17. Waste Management Infrastructure

Resource recovery and waste management facilities and services will help to deliver greater resource efficiency for communities and businesses and make a positive contribute to the transition to a low carbon economy. This will be achieved by:

1. Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national and local policies and strategies, including the principle of 'equivalent self-sufficiency' and an allowance for cross boundary waste flows;
2. Supporting the development of sites to deliver additional waste recycling and recovery facilities in accessible locations close to the Strategic, Principal and Key Centres having regard to other relevant policies of this Local Plan. Outside these locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;
3. Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development;
4. Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation;
5. Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites is safeguarded, including against the encroachment of incompatible uses, in a way consistent with national guidance.

Explanation

- 3.161. The Government's 25 Year Environment Plan (2018) promotes resource efficiency and supports the move to a low carbon, circular economy. The Plan identifies a number of waste management objectives, including:
- a. Eliminating avoidable waste of all kinds by 2050;
 - b. Phasing out all avoidable plastic waste by 2030; and
 - c. Prevent food waste going to landfill by 2030.
- 3.162. The national Resources and Waste Strategy (2018) sets out a series of targets to help deliver these objectives, including:
- a. 65% recycling of municipal waste by 2035;
 - b. Mandatory business waste recycling, food waste and garden waste recycling collections;
 - c. A maximum of 10% municipal waste to landfill and zero food waste to landfill by 2030;
 - d. Eliminate avoidable plastic waste by 2042 and all avoidable waste by 2050; and
 - e. Reduce waste exports and manage more of our own waste in the UK.
- 3.163. Addressing these targets may require the expansion or alteration of existing waste management facilities or the construction of additional facilities in Shropshire.

3.164. The Local Plan must address all types of waste. Our evidence base (see Waste Technical Background report) tells us that about half of the 1 million tonnes of waste generated in Shropshire in 2018 was managed within the County and the majority of the remainder was managed in neighbouring areas of the West Midlands. Whilst Shropshire remains a net exporter of waste, around 163,000 tonnes of waste was imported to Shropshire in 2018. Over the Local Plan period to 2038, the quantity of Household Industrial and Commercial waste is forecast to grow by 19% to around 723,000 tonnes. However, record levels of housing delivery in 2017 and 2018 mean that the annual quantity of construction waste is not expected to increase above the quantity generated in 2018. In the absence of a detailed breakdown of projected economic growth, no change has been assumed in the quantity of hazardous waste produced in Shropshire. This approach is set out in Table SP17.1 below:

Table SP17.1: Forecast Waste Arisings 2018-2038		
Type of Waste	2018	Forecast 2038
Municipal	166,000	197,000
Industrial & Commercial	443,000	525,000
Construction	346,000	346,000
Hazardous	24,000	24,000
Total	979,000	1,092,000

- 3.165. Of the waste generated in Shropshire, about 86% is recycled or has value recovered from it and only about 14% is sent for disposal. Of the waste handled at waste management facilities in Shropshire, 74% is recycled or has value recovered from it, often at composting and biological treatment facilities. The majority of imported waste was recycled or recovered. Shropshire performs particularly strongly on municipal waste management, with approximately 57% of waste being recycled and composted in 2018 and a further 41% subject to energy recovery. This has delivered a significant reduction in landfill from 34% in 2013 to only 2% in 2018.
- 3.166. The best available information suggests that there were about 136 consented waste sites in Shropshire in 2018. Of these sites, about 70% are classed as operational. In theory, these sites provide almost 1 million tonnes of capacity, although they only handled approximately 613,000 tonnes of locally generated waste and imported materials in 2018. The new facilities which have been permitted during 2017-18 will deliver 50,000 tonnes of additional annual waste management capacity for commercial waste recycling and recovery. Increases in energy costs and changes in international trade policy may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2013-2018, applications for new waste management facilities, once operational, will deliver about 5,000 tonnes of additional municipal waste management capacity and 310,000 tonnes of additional business waste management capacity.
- 3.167. Most modern waste management facilities are enclosed within buildings and can be satisfactorily located on industrial or brownfield land within or near urban areas.

- 3.168. Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies SP13. Facilities designed to treat biodegradable wastes should generally be located away from sensitive land uses such as housing and schools in order to control potential environmental impacts.
- 3.169. The capacity of existing consented waste management facilities, together with those employment sites identified as suitable for recycling and environmental industries provide sufficient throughput capacity to allow Shropshire to continue to manage an equivalent annual amount of waste to that which is forecast during the Plan period to 2038. The type of existing facilities and additional sites will support the development of facilities to recover the material resource and energy value from a greater proportion of waste in line with national and local policy objectives. Shropshire is likely to remain reliant on the export of some material for specialist processing and disposal but will continue to counterbalance this through the provision of recycling and recovery capacity, particularly for biodegradable wastes, for imported wastes.
- 3.170. The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints such as groundwater means that the potential for new landfill is very limited. An assessment of potential locations for future landfill sites in Shropshire in 2003 resulted in the identification of a single site which was subsequently rejected during examination.
- 3.171. The Shropshire Local Plan does not therefore identify sites for landfill, but instead seeks to reinforce the development of a low carbon economy by identifying additional sites for recycling and recovery activities sufficient to provide an equivalent capacity to the quantity of waste which would be exported to neighbouring areas for disposal over the plan period to 2038.
- 3.172. Restricted access to recycling services, particularly for smaller companies which comprise the largest part of the Shropshire economy, means that they currently have higher overheads than companies in urban areas with better access to such facilities. Environmentally acceptable services and facilities which would improve access to more sustainable forms of waste management for smaller companies will be supported to help mitigate this financial burden and support the transition to a low carbon economy.
- 3.173. The expansion of existing sites and the provision of new sites requires a pattern which addresses identified local need (derived from existing and projected shortfalls in capacity). Provision should be integrated as part of new development wherever possible in order to promote source separation of materials.

4. Development Management Policies

Residential

DP1. Residential Mix

1. Residential development will be expected to provide a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, including families with children, older people, people wishing to build their own homes and people with disabilities and special needs, in accordance with Shropshire Council's Strategic Housing Market Assessment (SHMA).
2. On sites of 5 or more dwellings:
 - a. In locations where in the last 5 years a Local Housing Need Survey has been undertaken through the 'Right Home Right Place' initiative or an equivalent survey endorsed by Shropshire Council, at least 50% of open market dwellings will reflect the profile of housing need established within the survey. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes; or
 - b. At least 25% of open market dwellings will be dwellings with 2 bedrooms or less. At least a further 25% of open market housing will be dwellings with 3 bedrooms or less. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
3. All affordable dwellings will achieve the nationally described space standard. All open market dwellings are strongly encouraged to comply with the nationally described space standard.
4. All dwellings specifically designed for older people or those with disabilities or special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations.
5. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.
6. On sites of 50 or more dwellings:
 - a. An appropriate range of specialist housing designed to meet the diverse needs of older people, such as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing-with-care; and/or residential care homes and nursing homes will be provided.
 - b. An appropriate range of specialist dwellings to meet the needs of those with disabilities and special needs will be provided.

Explanation

- 4.1. Achieving an appropriate dwelling mix is an important element in seeking to create sustainable, inclusive and mixed communities. The key source of evidence for determining housing mix are the Strategic Housing Market Assessment (SHMA) for Shropshire, the Draft Housing Strategy for Shropshire, the Shropshire HomePoint Housing Waiting List and the 'Right Home Right Place' Local Housing Need Surveys being undertaken across Shropshire.

- 4.2. The SHMA analyses the need for different sizes and types of dwellings recognising that households of different ages and different compositions will have differing needs. The Draft Housing Strategy for Shropshire presents a comprehensive picture of local housing needs, challenges, issues and sets out 6 key objectives matched with identified opportunities to take forward and action. The Shropshire HomePoint Housing Waiting List provides a one-stop solution for people seeking housing. The 'Right Home Right Place' Local Housing Need Surveys are a Shropshire Council-led initiative to help identify housing needs in the communities across Shropshire.

Number of Bedrooms

- 4.3. The 'Right Home Right Place' Local Housing Need Surveys provides information on the type, scale and location of future homes needed within a community. Further information on The 'Right Home Right Place' Local Housing Need Surveys is available at: www.righthomerightplace.co.uk
- 4.4. To ensure that new residential development meets the needs of communities across Shropshire, where in the last 5 years (reflecting the review cycle for the 'Right Home Right Place' Local Housing Need Survey) a 'Right Home Right Place' Local Housing Need Survey or an equivalent Local Housing Need Survey endorsed by Shropshire Council has been undertaken, it is considered appropriate on sites of 5 or more dwellings to require at least 50% of open market dwellings to reflect the profile of housing need established within the survey. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
- 4.5. Where an appropriate Local Housing Need survey has not been undertaken in the last 5 years, it remains important to ensure that new residential development meets the needs of communities across Shropshire. Analysis within the SHMA indicates that a significant proportion of the new dwellings required during the Local Plan period will be 1, 2 and 3 bedrooms in size. Specifically, the SHMA indicates that around 32.7% of the dwellings needed will be 1 or 2 bedrooms in size and a further 43.5% will be 3 bedrooms in size. This demand for 1, 2 and 3 bedroom dwellings also reflects the view often expressed by local communities when discussing their local housing needs. As such it is considered appropriate to require at least 25% of open market dwellings with 2 bedroom or less and a further 25% to be three bedroom or less, on sites of 5 or more dwellings. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.
- 4.6. This approach ensures that new development will include an appropriate mix of dwellings to meet the needs of communities, provides certainty about requirements and also allows flexibility for innovation within development.

Nationally Described Space Standard

- 4.7. Providing dwellings with sufficient internal floorspace positively contributes to the future occupier's ability to achieve a high-quality of life and is responsive to changing household requirements, by increasing the ability to include adaptations at a later date. This is particularly important given that people are living longer and Shropshire's aging demographics. This is equally relevant to market and affordable housing provision and is consistent with the key objectives of the Draft Housing Strategy and this Local Plan (as captured within Policy SP1).

- 4.8. The Technical Housing Standards – National Described Space Standards (2015) offer a good basis for the design of new developments. They set out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- 4.9. In summary, the nationally described space standard (2015), requires:
- The dwelling provides at least the following gross internal floor area and built-in storage area:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

- 4.10. The full nationally described space standard can be viewed on the GOV.UK website at:
www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf
- 4.11. The SHMA calculates that in Shropshire, households living in social rented accommodation are generally more likely to be overcrowded than households living in private rented and owner-occupied accommodation (including shared ownership). It calculates that in 2018 around 11% of households in social rented accommodation were overcrowded as opposed to around 6% of households in private rented and 2% of households in owner-occupied accommodation (including shared ownership).
- 4.12. Furthermore, trends indicate that the percentage of households in overcrowded accommodation is increasing faster for those in social rented accommodation than those in private rented or owner-occupied accommodation (including shared ownership). Specifically, the SHMA calculates that between 2011 and 2018 overcrowded households increased by 103% in social rented properties, 84% in private rented properties and 49% in owner-occupied properties (including shared ownership).
- 4.13. Where households live in overcrowded properties, this adds pressure to and increases the importance of available floorspace. Given the percentage of households living in social rented accommodation that are overcrowded and the fact that the trend illustrates that this percentage is increasing, it is important that these properties have an appropriate amount of floorspace through compliance with the nationally described space standard.
- 4.14. As such requiring compliance with the nationally described space standard through this Local Plan policy will ensure that households living in affordable properties have an appropriate amount of floorspace and a high level of social amenity. It is also considered that such compliance will prevent any unacceptable reductions in the size of future affordable accommodation provided.
- 4.15. Furthermore, increasingly compliance with the nationally described space standard is a requirement to access many of the funding mechanisms available to support delivery of affordable housing, in recognition of the importance of ensuring affordable dwellings have sufficient floorspace to meet the needs of their occupiers. Therefore, this Local Plan policy ensures consistency with this funding requirement.
- 4.16. Open market dwellings are also strongly encouraged to comply with the Technical Housing Standards – National Described Space Standards (2015) to ensure that they provide a high level of social amenity, positively contribute to the future occupier's ability to achieve a high-quality of life and increase the ability to respond to changes in household requirements.

Access and Use of Dwellings

- 4.17. Government's reform of Health and Adult Social Care is underpinned by a principle of **sustaining people at home for as long as possible**. This was reflected in the recent changes to Building Regulations relating to adaptations and wheelchair accessible homes within the approved Part M of the Building Regulations, available to view on the GOV.UK website at:
www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

- 4.18. This introduces three categories of dwellings:
- M4(1) Category 1: Visitable dwellings.
 - M4(2) Category 2: Accessible and adaptable dwellings.
 - M4(3) Category 3: Wheelchair user dwellings.
- 4.19. M4(1) is mandatory for all new dwellings unless one of the optional requirements M4(2) or M4(3) applies. M4(2) and M4(3) apply where a Local Plan introduces such a requirement.
- 4.20. Growth in the number of older persons' households is a key feature in the population and household change which is projected to occur in Shropshire over the Local Plan period from 2016 to 2038. According to analysis of projections within the SHMA, during the Local Plan period:
- Households with a Household Reference Person aged 65-84 years are projected to increase by 42.8%. This level of growth is well above estimated growth nationally and regionally (41.0% and 32.8% respectively).
 - Households with an elderly Household Reference Person (85 years and over) are projected to significantly increase by 130.5%, more than doubling in size from 6,900 households in 2016 to 15,900 by 2038. This growth is substantially higher than that projected regionally and nationally (99.7% and 94.5% respectively).
 - The balance of households with a working age Household Reference Person (16-64 years) to those with an older Household Reference Person (65 years and over) will change from 64.6% and 35.4% in 2016 to 51.9% and 48.1% in 2038. This suggests in the long-term there will be approaching as many working age independent households as older dependent households in Shropshire.
 - Much of the household growth projected is driven by increases in households with an older Household Reference Person (65 years and over).
- 4.21. At the time of the 2011 Census, 8.4% of people in Shropshire had a long-term health problem or disability that 'limited day-to-day activities a lot' and 10.2% of people had a disability or long-term health problem that 'limited day-to-day activities a little'. The prevalence rates of people living with a long-term health problem or disability was also much higher amongst the older population, with 54.6% of people in households with a long-term health problem or disability in the 65 years and over age category.
- 4.22. According to the Projecting Older People Population Information (POPPI) System, the number of people aged 65 years and over who are unable to manage at least one activity on their own is projected to increase in Shropshire by around 63.3% between 2017 and 2035 (data not available for 2016 and after 2035).
- 4.23. Nationally, the English Household Survey estimated that:
- In 2007/08, 2.8%⁵ of households had at least one wheelchair user;
 - In 2011/12, 3.3%⁵ of households had at least one wheelchair user; and
 - In 2013/14, 3.4%⁶ of households had at least one wheelchair user.

⁵ MHCLG (2015), Guide to available disability data,
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/416475/150323_Guide_to_disability_data_final_web_version.pdf

⁶ Shropshire Council, (2020), Strategic Housing Market Assessment (Part 2)

- 4.24. It is perhaps unsurprising given the demographics of the Country that the percentage of households that had at least one wheelchair user increased during this period and is likely to have increased further since.
- 4.25. Furthermore, the English Household Survey data from 2007/08 and 2013/14 estimated that the number of households that had at least one wheelchair user was notably higher for households living in affordable housing, at 7.1% in 2007/08 and 6.7% in 2013/14 (data not available for 2011/12).
- 4.26. The SHMA estimates that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.
- 4.27. However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.
- 4.28. As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.
- 4.29. The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist older person accommodation.
- 4.30. Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site-specific factors indicate that step-free access cannot be achieved, given:
- a. Government's aspirations to sustain people at home for as long as possible;
 - b. The projected growth in older households and the contribution that this growth makes to total household growth in Shropshire;
 - c. The higher prevalence of long-term health problems or disabilities amongst older people; and
 - d. The identified need for M4(2) and M4(3) standard dwellings to accommodate older households in Shropshire with a long-term health problem or disability that impacts on their housing needs over the Local Plan period.
- 4.31. It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site-specific factors indicate that step-free access cannot be achieved, it is questionable as to whether the

site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities.

- 4.32. This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5 (ID: 56-005-20150327) *“The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need”*.
- 4.33. It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.
- 4.34. Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.
- 4.35. This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) *“Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling”*,
- 4.36. **It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard.**

Housing for Older People and those with Disabilities or Special Needs

- 4.37. The policy approach which enables people to remain in their own homes for longer, is complemented by policies which support the provision of specialist accommodation for the elderly. The National Planning Practice Guidance on Housing for Older People recognises that there is a significant amount of variability in the types of specialist accommodation for older people, identifying four main categories which can be summarised as:
- a. “Age-restricted general market housing;*
 - b. Retirement living or sheltered housing;*
 - c. Extra care housing or housing-with-care; and*
 - d. Residential care homes and nursing homes”.*
- 4.38. Ultimately access to care in these facilities enables provision to be sustainable for older people as physical and mental capacities diminish. As such provision of appropriate care is crucial to ensure that facilities can meet the changing needs of older people.
- 4.39. Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, Shropshire Council considers that it is most appropriate to apply the Office for National Statistics and Ministry of Housing, Communities and Local Government definition of a

dwelling. Specifically, where a unit is self-contained, with its own living space, bedroom, bathroom and kitchen behind their own front door, they are considered to represent Use Class C3. Generally:

- a. Developments which align with the definition of age-restricted general market housing, retirement living or sheltered housing; and extra care housing or housing-with-care are considered Use Class C3. These types of facilities seek to maintain a balance between independent living and providing varying scales of care.
 - b. Developments which align with the definition of residential care homes and nursing homes are considered Use Class C2. These types of facilities provide a high level of care but do not usually include support services for independent living.
- 4.40. The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision.
- 4.41. Given these projections and the significant growth in older households in Shropshire projected to occur over the Local Plan period, it is considered appropriate to ensure that larger development sites include specialist housing designed to meet the diverse needs of older people, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.
- 4.42. Appropriate accommodation is also required by people with disabilities or special needs. As such it is also considered appropriate to ensure that larger development sites include specialist housing designed to meet the needs of people with disabilities or special needs, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.

DP2. Self-Build and Custom-Build Housing

1. Shropshire Council will support appropriately located Self-Build and Custom-Build housing developments where they comply with all relevant policies of this Local Plan.
2. All sites of 0.5 ha or more; sites of 5 or more dwellings in designated rural areas; and sites of 10 or more dwellings elsewhere, are encouraged to make 10% of the dwellings available as serviced plots for Self-Build and Custom-Build developers, particularly where there is an identified need on the Self-Build Register. Where such plots are provided, they should:
 - a. Consist of a range of plot sizes which are generally suitable for detached homes with scaffold margins within the plot boundary and respond to needs identified on the Self-Build Register;
 - b. Be accessible via a suitably adopted or adoptable road at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at planning application stage);
 - c. Be free of 'Party Wall' requirements, unless only developable as a semi-detached or terraced dwelling; and
 - d. When marketed, be serviced, available for purchase and ready for development by a Self or Custom-Builder. This marketing should occur for at least 24 months at a fair plot valuation and in accordance with a marketing strategy to be approved by Shropshire Council.

Explanation

- 4.43. The UK is a long way behind most other countries when it comes to the proportion of homes built via Self-Build and Custom-Build approaches. The need to look more closely at Self-Build and Custom-Build dwellings as a means of extending the range of both open market and affordable dwellings is as important in Shropshire as it is nationally and is now recognised in the National Housing Strategy 'Foundations for Growth' 2011, the Self Build and Custom Housebuilding Act 2015 and the National Planning Policy Framework (NPPF).
- 4.44. Shropshire Council as one of the Self-Build Vanguard Authorities promotes the provision of appropriately located individual and group Self-Build and Custom-Build dwellings, where they comply with the all relevant policies of this Local Plan. These dwellings can provide a wider choice of quality homes for owner occupation and can contribute to meeting the needs of different groups in the community. As such they represent part of the solution to achieving mixed and balanced communities.
- 4.45. Shropshire Council has established and maintains a Self-Build Register for individuals or groups to register their interest in acquiring a serviced plot of land to complete a Self-Build or Custom-Build dwelling. To view or apply for inclusion on the Self-Build Register, please visit the Shropshire Council website at: www.shropshire.gov.uk/affordable-housing/right-to-build/
- 4.46. According to the SHMA, over the Local Plan period from 2016 to 2038, around 2,400 applications will be made for inclusion on the Self-Build Register. Although not directly comparable, this equates to around 9% of the calculated local housing need. As such it is considered appropriate to encourage larger

development sites to make 10% of dwellings available for Self-Build developers, where there is an identified need on the Self-Build Register.

- 4.47. If Self-Build and Custom-Build plots are to be sold, this should only occur where they have the benefit of planning permission and arrangements for providing access and servicing to the boundary are in place. During the planning application process, the plot provider will be required to enter into any necessary legal agreements or agree to conditions on the planning decision to ensure the roads will be brought up to an adoptable standard and services will be available for connection.
- 4.48. Self-Build and Custom-Build dwellings for households that are in need of affordable housing and who wish to build their own dwelling are considered under Policy DP6.

Withdrawn

DP3. Affordable Housing Provision

1. Opportunities for people to access new homes which are well designed, of high quality, and the right type, tenure and affordability will be achieved by:
 - a. Requiring new residential development on all sites of 0.5 ha or more; sites of 5 or more dwellings in designated rural areas; and sites of 10 or more dwellings elsewhere to provide on-site affordable housing, in accordance with the following percentages and geographic areas as defined Figure DP3.1:
 - i. 10% in the north; and
 - ii. 20% in the south.
 - b. Ensuring that only in exceptional circumstances will either an off-site provision or a financial contribution in lieu of on-site provision be supported on major housing development;
 - c. Ensuring applications for development with a requirement to provide affordable housing secure the interest of a Registered Provider, and that the affordable dwellings will be transferred to a Registered Provider as soon as possible, and no later than at completion of 50% of the consented market housing;
 - d. Ensuring that where affordable housing is to be secured on site, its tenure comprises 70% social or affordable rent accommodation and 30% intermediate or other affordable housing, unless evidence of local need indicates otherwise;
 - e. Requiring affordable rents to be set at 80% of open market rent and not to exceed Local Housing Allowance Housing Benefit;
 - f. Requiring shared ownership to be capped at 80% of the equity share;
 - g. Ensuring that the affordable housing is indistinguishable from the open market housing, including by way of character, design, location and size and is consistent with policies SP5, DP1 and other relevant policies of this Local Plan;
 - h. Ensuring that affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality; and
 - i. Ensuring new and existing affordable houses are maintained as affordable in perpetuity.
 - j. All affordable housing provided onsite will be allocated in accordance with Shropshire Councils Allocations Policy.
2. The provision of reduced rates of affordable housing due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. In these circumstances an overage clause will be sought in order to secure the potential for future contributions towards affordable housing.

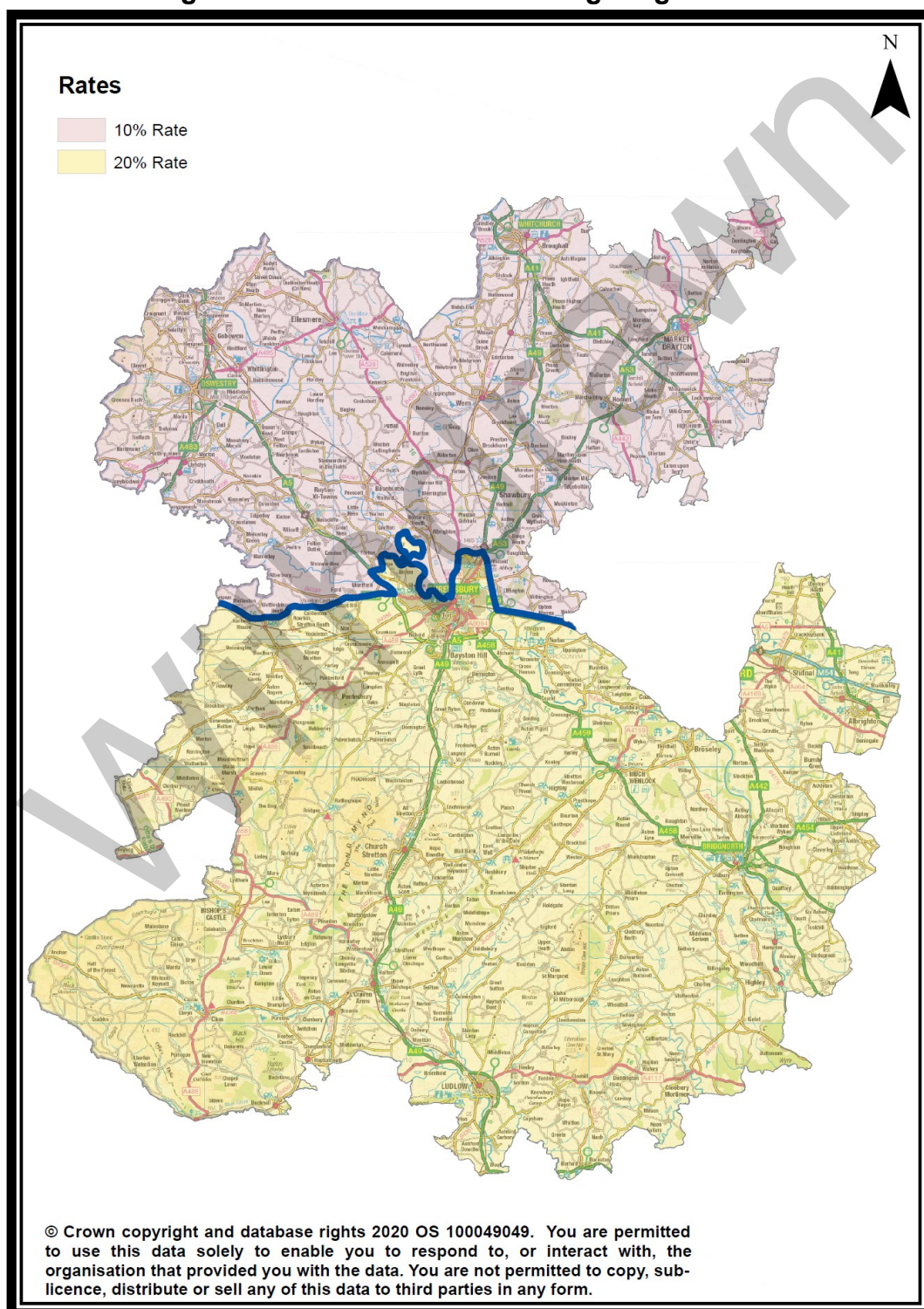
Explanation

- 4.49. The need for affordable housing is evident throughout the County, there are currently in excess of 5,000 households on the Councils Choice based housing register who are looking for homes. Furthermore, the Strategic Housing Market Assessment (SHMA) (2020) for Shropshire concluded that

during the Local Plan period from 2016 to 2038 an estimated 799 households per year will require affordable housing.

- 4.50. As such, on-site affordable housing will be required from residential developments on all sites of more than 0.5ha or 5 or more dwellings in designated rural areas and 10 or more dwellings elsewhere in Shropshire. Recognising the viability of development in Shropshire, the percentage of affordable housing required on site is:
- a. 10% in the north of Shropshire; and
 - b. 20% in the south of Shropshire.
- 4.51. The geographic extent of these areas is illustrated on Figure DP3.1:

Figure DP3.1: Affordable Housing Target Rates



- 4.52. Approximately 70% of households on the Councils Choice based housing register are unable to afford home ownership and will continue to require rented affordable homes. This tenure split is reflected in the high cost of market housing in comparison to household earnings. High affordability ratios are evidenced throughout the County and are particularly high in the settlements in the south of the County. Affordable rents should be maintained at 80% of the open market rent or below the maximum Local Housing Allowance Housing Benefit, whichever is the lower to ensure affordability and compliance with Government regulations.
- 4.53. Affordable homes are made available for sale or rent for households whose needs are not met by the market. The affordable tenures are defined within Annex 2 of the NPPF (2019) as being: affordable housing for rent; starter homes; discounted market sales housing and other affordable routes to home ownership. Guidance in relation to these tenures will be provided in the Housing SPD.
- 4.54. National policy promotes affordable home ownership and requires at least 10% of new homes built to be available for this. In our towns where most new homes are built, we ask for a minimum of 10% and rising to 20%. Under national policy requirement, this would mean that in areas of 10% only affordable home ownership products would be delivered. Exemptions to this 10% requirement are allowed where this would significantly prejudice the ability to meet the housing requirements of specific groups. High affordability ratios together with the significant number of households on the housing register in need of rented property, means that applying the 10% affordable home ownership requirement would not meet the identified needs.
- 4.55. Where there is a requirement for affordable housing there is an expectation that this will be provided on-site as an integrated part of the development and promotes social inclusion. Therefore, in lieu financial contributions will only be supported where there are exceptional circumstances. Financial contributions will be required where the amount of affordable housing is less than one dwelling. The Housing SPD will provide further guidance.
- 4.56. The Council reserves the right to calculate the capacity of the site to accommodate dwellings where it considers that the development proposed is not an appropriate density specifically for the purpose of avoiding the affordable housing threshold. The Council may also consider the overall area and capacity of adjoining parcels of land where development is phased or subject to separate planning applications, where such parcels can be considered to make up a larger site.

DP4. Affordable Housing Exception Schemes

1. Affordable exception schemes are developments consisting of 100% local needs affordable housing. Development of affordable exception schemes that are of a suitable scale, design, tenure and include appropriate prioritisation to people demonstrating a local connection to the area, will be positively considered where all of the following are satisfied:
 - a. It is within or immediately adjoining the built form of:
 - i. A Strategic, Principal or Key Centre;
 - ii. A Community Hub or Community Cluster Settlement; or
 - iii. Another settlement with a school or the ability to access a school by public transport.
 - b. It will not result in development in an isolated location;
 - c. There is a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey and the number of dwellings provided does not exceed this identified local need;
 - d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey;
 - e. All the dwellings will be retained as affordable in perpetuity;
 - f. The affordable housing is allocated in accordance with a Local Lettings Plan;
 - g. The affordable housing will be delivered and managed by a Registered Provider;
 - h. A site in any locations set out in part (a) above also should also conform with the requirements set out in Policy SP9 4(a – d) and Policy SP10;
 - i. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
 - j. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and
 - k. They comply with all other relevant policies of this Local Plan.
2. Exception sites that are promoted and delivered through a Community Led Approach will be supported as a means of delivery. Further to all of the above criteria being met, there is also an expectation that Community Led Housing schemes include and extensive and meaningful community engagement and participation, undertaken prior to the submission of any planning application.

Explanation

- 4.57. Given the significant need for affordable housing in the County as a whole it is important that affordable housing is brought forward in the rural area. There are a number of ways affordable housing can be achieved; including and in accordance with open market development (Policy DP3); cross subsidy (Policy DP7), single site exception sites (Policy DP6) and entry level exception sites (Policy DP5).
- 4.58. Exception site schemes delivered and managed by Registered Providers have traditionally been the mainstay of rural housing delivery. Increased demand from households unable to secure either a rented or low cost home has

prompted a broader range of delivery mechanisms reflected in the NPPF and in this Plan.

- 4.59. Exception sites can be supported in areas where housing development would not normally be encouraged and are based on identified need for qualifying households. Qualifying households are those whose housing needs are not met by the market who live in or are employed in or have close connections with the relevant area. Any proposal for local needs housing will need to be fully evidenced and to accurately reflect evidence of local need.
- 4.60. Evidence provided in respect of sites adjoining Strategic, Principal and Key Centres is likely to demonstrate high affordable housing need, which should not automatically translate into larger exception sites. There is an expectation that exception sites will not exceed 25 dwellings. Where it is exceptionally considered appropriate for an exception site of more than 25 dwellings, significant emphasis will be placed on achieving an appropriate mix of house types, sizes and tenures, to ensure a balanced development. Further guidance will be included in the Housing Supplementary Planning Document (SPD).
- 4.61. There remains a reliance on exception site delivery by Registered Providers and for schemes to be brought forward as Community Led Initiatives, where possible and where there is support by the community to do so.
- 4.62. Acceptable tenures are defined in Annex 2 of the NPPF, with further guidance being provided by the updated Housing SPD. There is an expectation that affordable homes will be retained as affordable in perpetuity, with shared ownership being restricted in staircasing to 80% of open market value and rented tenure to 80% of open market rental value and capped at the local housing allowance.
- 4.63. Landowners considering bring forward a site forward as an exception site forward are encouraged to contact the Council's Housing Enabling Team who will be able to assist in getting Registered Providers involved and to discuss the potential for a community led initiative.

DP5. Entry Level Exception Sites

1. Entry level exception sites for 100% affordable housing suitable for first time buyers (or those looking to rent their first home), will be positively considered where they comply with all of the following:
 - a. It is demonstrated through an up-to-date and robust local housing needs survey, that there is a local need for these affordable dwellings and that this need will not be met through any saved SAMDev Plan allocations, allocations in the Local Plan or development with extant planning permission;
 - b. The site is no more than 1 hectare in size and the number of dwellings provided does not exceed the evidenced need and at most consists of no more than 5% of the number of homes in the existing settlement, based on the most recent data available from the Council;
 - c. The site is within or immediately adjoining the built form of:
 - i. A Strategic, Principal or Key Centre;
 - ii. A Community Hub or Community Cluster Settlement; or
 - iii. Another settlement with a school or appropriate access to a school by sustainable modes of transport.
 - d. The type, size and tenure of the affordable housing meets the local housing needs evidenced in the housing needs survey and gives priority to those with a local connection;
 - e. All the dwellings will be retained as affordable in perpetuity;
 - f. There has been meaningful community engagement prior to the submission of a planning application;
 - g. A site in any locations set out in part (c) above also should also conform with the requirements set out in Policy SP9 4(a – d) and Policy SP10;
 - h. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
 - i. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;
 - j. The site is not wholly or partly within the Shropshire Hills Area of Outstanding Natural Beauty or the Green Belt; and
 - k. They comply with all other relevant policies of this Local Plan.

Explanation

- 4.64. Entry Level exception sites were introduced in the 2019 update to the NPPF. These are sites which offer one or more types of affordable housing, including affordable housing for rent, discounted market sales and housing and other products which provide an affordable route to home ownership as defined in Annex 2 of the NPPF.
- 4.65. This Policy complement suite of affordable exception site policies being promoted through this plan. The emphasis being in this instance on the need to demonstrate that the need is not already being provided for within this plan.
- 4.66. An updated Housing SPD is also being prepared to provide detailed guidance on this Policy including the formula for calculating low cost ownership tenures.

DP6. Single Plot Exception Sites

1. Recognising the diverse range of settlement patterns within the rural area and the varied needs of the residents of our rural communities, single plot exception sites will be considered where:
 - a. Applicants are able to demonstrate that:
 - i. They require affordable housing and have a strong local connection and need to be located within the settlement that the site is proposed;
 - ii. There are no other reasonable options which address their housing needs, having regard to the availability of low-cost housing options within the Strategic, Principal or Key Centres; Community Hubs; Community Clusters; any other nearby settlements; and existing or planned rural exception schemes; and
 - iii. Their need cannot be met through affordable housing provided in accordance with Policies DP4, DP5 and DP7 and does not relate to self-build and custom-build housing under DP2.
 - b. The site is within and well related to the built form of a settlement and has permanent and substantial buildings on at least one side;
 - c. It will not result in development in an isolated location;
 - d. The dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed by legal agreement;
 - e. The site area, including any access arrangements, is no more than 0.05ha;
 - f. The dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the Nationally Described Space standards for a 6-person household, although the provision of a single detached garage to the maximum of 18 sq. metres would be supported in addition;
 - g. The design and character of the affordable housing complies with the design requirements identified within Policies SP5, SP10 and DP1;
 - h. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and
 - i. They comply with all other relevant policies in the Local Plan.

Explanation

- 4.67. Within the rural area, the plan identifies Community Hubs and Community Clusters as the focus for new development, as well as supporting new affordable housing provision where there is evidenced need. There is an expectation that low cost home ownership need will be delivered through large exception (Policy DP4) and cross subsidy (Policy DP7) or by policy provision on open market sites. The Council's Right Home Right Place initiative was launched in 2018 to better understand the housing needs of rural communities through housing need surveys and working with communities. This approach has generated greater community understanding of the need to provide a range of types and tenures of affordable housing to address a variety of needs. The Community Led approach to delivering rural housing is actively encouraged by the Council, together with Registered Provider exception site delivery. These delivery opportunities provide a more sustainable pattern of development and assist in the rebalance of rural communities and are the

preferred method of rural affordable housing delivery. Where there is no realistic option available through accessibility and/or affordability of the household, then a single plot exception site may be an appropriate route to home ownership.

- 4.68. Single plot exception sites should not automatically be considered where support is unsuccessful under Policy DP2. The single plot exception site policy is specifically to address unmet local affordable housing need.
- 4.69. Demonstrating appropriate circumstances will include: evidence of local connection; being in housing need; and having a need to reside in the local area, including being able to demonstrate why that need cannot be met elsewhere.
- 4.70. Restrictions on location, size and value of the dwelling will ensure that the dwelling remains affordable to future generations. Specifically, the floorspace of the dwelling should not exceed that prescribed in the Nationally Described Space standards for a four bedroom two storey dwelling for a 6 person household. The Nationally Described Space standards are summarised within the Explanation to Policy DP1. Dwellings in excess of the prescribed floor area will be regarded to be unaffordable. In this regard there will be a requirement for the dwelling to be subject to a legal agreement to protect occupation and value in perpetuity. In defining affordability, the Council will consider average salaries and market values relevant to the local area.
- 4.71. An updated Housing SPD will provide detailed guidance on assessment and treatment of affordable housing exception site schemes. There will also be a revised Information pack available for the single plot exception site scheme.

DP7. Cross-Subsidy Exception Schemes

1. Cross-subsidy exception schemes are developments consisting of a proportion of open market housing to facilitate the delivery of a significant proportion of local needs affordable housing. Development of cross-subsidy exception schemes that are of suitable scale, design, tenure and include appropriate prioritisation of local people for the affordable housing provided will be positively considered where all of the following are satisfied:
 - a. It is demonstrated that no public grant is available and that an affordable exception scheme is unviable.
 - b. It is within or immediately adjoining the built form of:
 - i. A Strategic, Principal or Key Centre;
 - ii. A Community Hub or Community Cluster Settlement; or
 - iii. Another settlement with a school or the ability to access a school by public transport.
 - c. It will not result in development in an isolated location;
 - d. There is a proven local affordable housing need that is demonstrated through an up to date robust housing needs survey. The delivery of affordable housing will need to accurately reflect this need and be allocated in accordance with a Local Lettings Plan;
 - e. The scale of the development will solely be dictated by the evidence of local affordable housing need but will not normally exceed 10 dwellings;
 - f. At least 70% of the homes provided will be affordable housing and of a type, size and tenure that meets the local housing needs evidenced in the housing needs survey;
 - g. All the affordable dwellings will be retained as affordable in perpetuity;
 - h. There is a preference for the affordable homes to be delivered and managed by a Registered Provider. However, where this is not an option, other delivery and management approaches will be considered, including by landed estates, community land trusts, development companies and private landlords;
 - i. The affordable housing is appropriately distributed within the site, their locations maximise opportunities for future residents to access services and facilities by walking, cycling or public transport and minimises the exposure of future residents to sources of noise or reduced air quality.
 - j. A site in any locations set out in part (b) above should also conform with the requirements set out in Policy SP9 4(a – d) and Policy SP10;
 - k. It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport;
 - l. The design and character of the affordable housing complies with the design requirements identified within Policy SP5 and DP1;
 - m. They comply with all other relevant policies of this Local Plan.
2. Cross-subsidy exception schemes that are promoted and delivered as a Community Led Approach will be supported as a means of delivery. Further to all of the above criteria being met, there is also an expectation that Community Led Housing schemes include extensive and meaningful community engagement and participation, undertaken prior to the submission of any planning application.

Explanation

- 4.72. Permitting exception schemes for local needs affordable housing where there are suitable sites and subject to evidence of need has been a longstanding policy.
- 4.73. Exception site schemes are important in providing opportunities for households with a local connection. Shropshire comprises a diverse range and type of communities, from those that are densely populated to those that are more dispersed. The needs of communities are equally variable, particularly with regard to the number and type of affordable housing required. Therefore, there is a need for a variety of delivery mechanisms. The National Planning Policy Framework suggests that Local Authorities should consider allowing some open market housing to facilitate the delivery of affordable housing. This is outlined further in the updated Housing SPD
- 4.74. There is an assumption that these schemes will not receive any public sector grant and therefore, the provision of market housing provides an enabling function by facilitating the delivery of local needs affordable housing.
- 4.75. In addition, such schemes may be achievable on sites with lower numbers of dwellings and therefore unviable for a wholly affordable scheme. Furthermore, cross subsidy options have the potential to benefit a broader range of housing needs within a settlement, as evidenced in housing need surveys.
- 4.76. The policy is intended as a delivery mechanism for affordable housing and not the provision of open market. This is reflected in the need to deliver at least 70% affordable housing tenures and should directly reflect the needs outlined in the housing need survey based on tenure and size of dwellings. This is outlined further in the updated Housing SPD.
- 4.77. As with all mixed tenure sites, the affordable housing dwellings should be indistinguishable from the market housing in terms of materials and design and there will be no segregation between the tenures.
- 4.78. Whilst there is a preference for registered providers to own and manage affordable housing stock, it is recognised that opportunities are available by other individuals and organisations that may be equally acceptable. There would be a requirement for those who own or manage affordable in addition to the registered providers to be able to demonstrate the ability to manage the affordable housing stock in accordance with the Councils Allocation Policy and management requirements.
- 4.79. Local connection criteria or a Local Lettings Plan will be applied to these schemes.
- 4.80. Irrespective of any longer term re classification of the land, there should be no expectation that the tenure of the local needs housing on the cross-subsidy site will change as a result of any land use policy change. The site shall remain affordable in perpetuity.
- 4.81. Existing Community Clusters are identified within SP2.2 of Policy SP2. New Community Clusters can be brought forward by the community through the Neighbourhood Plan process and will be subject to this Policy and *the other requirements of the Local Plan*.

DP8. Gypsy and Traveller Accommodation

1. The accommodation needs of those who identify as Gypsies, Travellers and Travelling Showpeople will be addressed as part of meeting the housing needs of all sectors of the community. This will be achieved by supporting suitable development proposals for sites for:
 - a. Pitches or plots within the development boundaries of Shrewsbury, Principal and Key Centres, Community Hubs and Strategic Sites where these are allocated for residential uses;
 - b. Gypsies and Travellers and Travelling Showpeople (as defined in Annexe 1 of CLG's Planning Policy for Traveller Sites) in locations close to Shrewsbury, Principal Centres, Key Centres and Community Hubs, where this does not conflict with national policy and the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches;
 - c. Single pitch/plot or family unit exception sites (of no more than 3 pitches) for all Gypsies and Travellers and Travelling Showpeople in locations well related to Shrewsbury, Principal Centres, Key Centres, Community Hubs, Community Clusters and other settlements defined by Local Plan Policy DP4 (Affordable Exception Sites) in accordance with Local Plan Policy SP10 (Countryside) and other relevant Local Plan policies, where the applicant has demonstrated a clear need for a site of the scale and type proposed which cannot be met by existing available pitches and a local connection is satisfactorily evidenced; and
 - d. Transit provision in close proximity to the main established travelling routes in the area to meet any additional evidenced need.
2. Mixed uses will not be permitted on rural exception sites and all new sites should be in a sustainable location, reasonably accessible to education, health and welfare infrastructure and meet the following criteria:
 - a. Be of a scale which respects that of any nearby settled community, the local setting and the ability of local infrastructure and services to serve the population;
 - b. Have safe access and be well located relative to the highway network which has enough capacity to meet the needs of the development;
 - c. Not have an adverse impact on the character and appearance of the surrounding area or the natural environment or heritage assets, meeting the requirements set out in the relevant policies of this Local Plan;
 - d. Not conflict with the objectives of Green Belt or AONB designation;
 - e. Be located outside of areas at high risk of flooding and meet the requirements set out in Local plan Policies DP21 (Flood Risk) & DP22 (Sustainable Drainage);
 - f. Be designed in accordance with relevant Good Practice guidance, with associated buildings such as amenity blocks proportionate in scale and bulk to the site and their intended use;
 - g. Incorporate suitable design, landscaping and screening in accordance with the requirements of Local Plan Policy DP16, and make provision for recreational facilities, parking and manoeuvring as appropriate; and
 - h. Be in accordance with specific criteria in any relevant neighbourhood plan.
3. Where a site is for permanent residential occupation, including a mixed-use site incorporating business and residential uses, it should be demonstrated to be suitable for residential development and that any necessary additional infrastructure can be provided as part of the development, consistent with relevant policies of this Local Plan. Any business

use proposed on a site should be able to be accommodated whilst maintaining acceptable standards of residential amenity, for both the intended and existing residents. Preference will be given to brownfield sites.

4. To ensure that a 5 year supply of pitches and plots is maintained and that there is adequate permanent and transit accommodation to meet the range of needs of gypsies and travellers over the Local Plan period, the Council will:
 - a. Resist the loss of existing gypsy and traveller, transit and travelling showpeople sites to alternative development or other uses, unless it can be robustly evidenced that there is no longer a need for gypsy and traveller provision;
 - b. Use planning conditions and/or legal restrictions, as appropriate, to retain control over future site occupation in order ensure that the pitches remain available to satisfy gypsy and traveller local needs;
 - c. Positively consider applications for alterations to existing sites to improve residential amenity, where these meet all other relevant policy requirements and are required to achieve modern residential standards or accommodate health related requirements; and
 - d. Review the GTAA evidence base within 5 years of Plan adoption and use this evidence to review strategic requirements for specific Gypsy and Traveller site allocations through Local Plan Review, a Gypsy and Traveller Site Allocations DPD or, where appropriate, for Neighbourhood Plans to bring forward new sites.

Explanation

- 4.82. It is recognised that the accommodation needs of all gypsies and travellers must be provided for. This includes those that meet the definition set out in Annexe 1 of Planning Policy for Traveller Sites (PPTS) 2015 and settled travellers who do not meet that definition but identify as Gypsy and Travellers. The Gypsy and Traveller Accommodation Assessment (GTAA 2019) which is a refresh of the 2017 study provides an up to date assessment of existing provision and evidence of the likely future pitch needs, both permanent and transit, of Gypsies and Travellers in Shropshire. It includes ethnic gypsies and travellers who fall outside the definition of Travellers in the PPTS who nonetheless are able to demonstrate a right to culturally appropriate accommodation. Where Gypsy and Travellers wish to be accommodated in bricks and mortar accommodation these needs are considered as part of the broader housing need.
- 4.83. The GTAA identifies a total of 148 authorised pitches across Shropshire as well as a temporary showpersons yard. It looks at existing provision and occupancy of local authority sites and likely levels of future need, including population growth from emerging households. Using this information, the assessment considers both 5 year need and that over the Plan period to 2038. The gross needs identified by the GTAA are 24 pitches over the initial 5-year period and 113 pitches (43 PPTS definition) to 2038 based on a cultural interpretation of need. However, comprehensive site management data on the occupancy and re-occupancy of Shropshire Council pitches (described as turnover in the GTAA report) is considered in detail by the study alongside the study survey results. This provides information on the significant, ongoing role of turnover in meeting identified needs based on a methodology employing a cautious interpretation of information to exclude turnover which does not result in the genuine release of pitches or that which may occur on private sites which cannot be evidenced by the Local Authority. In the light of this evidence the GTAA concludes that there is no current requirement for site allocations or

evidence of the need for the identification of sites for longer term provision for Gypsies and Travellers. Although there is a separate requirement identified for permanent provision for Travelling Showpeople, the need for a plot for has been met by the grant of planning permission (reference 19/04688/FUL) in Oswestry in May 2020.

- 4.84. There is also a requirement in national policy to identify and address the likely transit needs of the Shropshire and these are also considered in the GTAA. This evidence highlights that past unauthorised encampment activity provides an indicator of transit provision needs but that it is too soon to fully assess the effect on levels of unauthorised encampment of a planning permission granted in November 2018 for 3 transit pitches. The GTAA therefore concludes that a period of monitoring is required. It is recognised however that additional Council provision would support transit capacity and the ability to manage unauthorised encampments, therefore the Council is actively exploring complementary transit provision outside the Local Plan process.
- 4.85. The GTAA does conclude that non-strategic needs for small sites will nevertheless arise where available supply does not meet need a specific requirement and makes a recommendation for criteria-based policy to provide a basis for the consideration of planning applications sites and to facilitate additional pitch provision where required. These requirements are reflected in Policy DP8 which allows for the positive consideration of appropriate planning applications and ensures that there is flexibility and a mechanism to provide for arising needs. The use of a policy framework to guide and enable the provision of sites would provide for a continuation of the current approach which has resulted in the delivery of: small sites in Shropshire through the development management process; provision of additional pitches at existing Shropshire Council managed sites and a site for Travelling Showpeople.
- 4.86. In the past there has been a focus on public pitch provision, but the Government indicates in PPTS that it wishes 'to promote more private traveller site provision' in addition to provision for those who are not able to provide their own sites. To this end Shropshire Council manage sites, which provide affordable pitches for rent, and have created additional capacity and improved a number of their sites, whilst new private sites have been brought forward through the development management process. In light of GTAA evidence and government aspirations, any new pitch provision will be facilitated by this local plan policy which sets out clear guidelines to deliver development which meets national policy requirements and is appropriate in the Shropshire context. Whilst allocations are not considered to be required and therefore are not identified, the Policy sets out a positive, facilitating approach to meeting the accommodation needs of individuals and families as they arise. Such a criteria-based policy approach will provide greater clarity for applicants as to the basis against which their application will be considered and allow for the delivery of sites of an appropriate scale in the most suitable locations.
- 4.87. The locations identified by the Policy seek to direct pitch and plot provision to locations which are in reasonable proximity of sustainable settlements with services and facilities to enable the population to access education, health, welfare and employment opportunities. Appropriate locations are identified in the same way as they are for general housing requirements by reference to the Local Plan's broader settlement hierarchy and exceptions housing approach. Whilst it is recognised that to promote sustainable lifestyles and communities, sites should be reasonably accessible to facilities and services,

this must be balanced with the need to: provide affordable opportunities for sites, given difficulties in acquiring land at a reasonable cost on the edge of settlements; the requirements of gypsy and traveller traditional lifestyles and need to consider interrelationships with existing settled communities, local environmental capacity and the ability of local infrastructure to absorb additional requirements.

- 4.88. It is accepted that the accommodation needs of Gypsies and Travellers and Travelling Showpeople tend to differ from those of the rest of the population and this is reflected in site design and requirements. Thus, the Policy recognises, for example, need to accommodate ancillary structures such as amenity blocks and business and storage uses on pitches and plots and also transit requirements. Proposals for pitches and sites are however subject to general development criteria, the same as for other types of development. This will mean that sites should not be located in substandard and unsuitable locations, and be acceptable in terms of their scale, design and other potential impacts. National policy also sets out a range of matters to take into account when consider when assessing applications for Traveller site development which will also apply.
- 4.89. The need for affordable private pitches, in addition to Shropshire Council's affordable rented provision, is reflected in the Policy in that it allows for small sites for all gypsies and travellers through an exception approach. This uses a mechanism similar to that used for more traditional dwellings in Local Plan Policy DP6. It is expected that applicants will demonstrate both a local connection and need for the type of site proposed, with the Council's Gypsy Liaison Team providing support in the assessment of applications, including whether the level of accommodation and ancillary buildings are reasonably necessary to provide adequate accommodation and facilitate a traditional lifestyle for the applicants. As affordable provision it is expected that the pitch or plot size and ancillary buildings such as amenity blocks will not be of excessive size and that the proposed form of development on the site will reflect the requirements of a traditional lifestyle. Planning conditions to restrict occupancy, including personal or temporary conditions where appropriate, and, if necessary, legal agreements will be used to ensure that that a site is retained in perpetuity for use by traveller families with a bona fide local connection. Additional guidance will be provided in the Housing SPD
- 4.90. To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, the facilitation of new sites needs to be accompanied by measures to retain existing sites and enable them to remain fit for purpose. Thus, in addition to ensuring that planning permissions for new sites are accompanied by appropriate occupancy conditions and any necessary legal restrictions, the Council will resist the loss of existing sites (where this is within their control) and facilitate appropriate modernisation and adaptations where this meets other policy requirements.
- 4.91. Shropshire Council also recognise that it is important that the approach to all gypsy and traveller provision remains consistent with the changing needs of the Traveller population and is therefore committed to reviewing evidence and the need for allocations in future Local Plan reviews. Working with the Council's Gypsy Liaison Team, cross boundary work with adjoining authorities and monitoring of: planning applications; the occupancy of Council sites and unauthorised encampments will check that the approach set out in this Policy is being successful and together with a refreshed GTAA provide a trigger for the review of provision, either directly by the Council or through allocations.

DP9. Managing and Supporting Town Centres

1. Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of Town Centres and High Streets in line with national policy, taking into account local regeneration strategies where appropriate, as well as the requirements of this policy and any settlement specific guidance contained in policies S1-S18.
2. In doing so there is a clear preference to accommodate main town centre uses within the defined Town Centres of Shrewsbury, and the Principal Centres of Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch, as shown on the Policies Map. Main town centre uses will also be supported within and adjoining the existing high streets of the following Key Centres: Albrighton, Bishops Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.
3. Proposals for main town centre uses outside either defined Town Centres, or outside the recognised high street in Key Centres, will need to prepare a sequential site assessment to show they cannot be reasonably accommodated within the Town Centre or high street, having taken account of all reasonable opportunities to amend the scale and design of their proposal.
4. The Council will not permit proposals in edge and out of centre locations, where it is considered there will be a significant adverse impact on either a defined Town Centre or a recognised High Street. In assessing this, Impact Assessments will be required for new retail and leisure proposals where they:
 - a. Are located outside a defined Town Centre, or are more than 300 meters from a recognised high street; and
 - b. Are not in accordance with the Settlement Strategy for the area; and
 - c. Have a gross floorspace above the following thresholds:
 - i. Shrewsbury – 500sqm;
 - ii. Principal Centres and Key Centres – 300sqm
5. In Shrewsbury, whilst it is acknowledged both Meole Brace and Sundorne Retail Parks provide a complementary retail offer, neither are defined as either a Town Centre or High Street, and therefore the requirements of parts 3 and 4 of this policy apply.
6. In supporting the appropriate management of uses within the defined Town Centres the following will apply:
 - a. There is a presumption in favour of proposals for main town centre uses within defined Town Centres;
 - b. Proposals for non-town centre uses within Town Centres, including residential, will be considered acceptable where they would support the vitality and viability of the Town Centre;
 - c. There is presumption in favour of retail (A1) uses within the Primary Shopping Area in Shrewsbury;
 - d. Proposals for non-retail uses within Shrewsbury's Primary Shopping Area will be supported where it can be demonstrated this would support the wider regeneration of the town centre and would not result in an over concentration or undue dominance of non-retail uses.
7. In line with Policy SP6, the cumulative impacts on people's health and wellbeing will be considered when assessing proposals for hot food takeaways in Town Centres and High Streets, where permission is required.
8. The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve

significant new residential developments in main towns identified in policies S1-S18, or the Strategic Sites and Strategic Settlements identified in Policies S19-S21.

9. In Community Hubs and Community Clusters, the preferred location for additional main town centre uses will be in locations accessible on foot or cycle for the majority of the local population and should be consistent with the relevant Settlement Strategy policies contained in policies S1-S18 or a Neighbourhood Plan where one is adopted.

Explanation

- 4.92. There has been ongoing restructuring in the retail and commercial leisure market since the global financial crisis in 2009. Online sales have continued to rise, most retailers are building less retail floorspace, operators have found that less existing floorspace is required and existing floorspace is being converted into alternative uses. All retail location types; town centres, retail parks and shopping centres, have experienced a rising vacancy rate and an increase in the net loss of retail units
- 4.93. Shropshire's high streets have been impacted like everywhere else. It is therefore now more important than ever to evolve the role for town centres and their main retail areas to ensure flexibility and continued vibrancy. Planning policy has an important role to play in the way in how this process is managed.
- 4.94. Policy DP9 therefore provides a flexible base by which to manage and support development in defined town centres and other recognised high streets, and in doing so accepting that these areas will need to expand beyond their more traditional retail roles, incorporating a wider range of main town centre uses as defined by the National Planning Policy Framework. However, it is still important to maintain the integrity of these areas and in doing so the sequential and impact tests continue to apply to proposals in appropriate circumstances.
- 4.95. Whilst Shrewsbury has experienced a number of notable closures of national multiple operators recently, the overall offer in the town centre continues to be strong, supported by a well-regarded independent sector and bolstered by the aspirations of the Big Town Plan and associated masterplanning work. Shrewsbury is the only Centre with a defined Primary Shopping Area reflecting the continued importance of retail uses within the overall mix of uses.
- 4.96. The current health of the Principal Centres varies, but in each case, there is an increasing need to diversify the mix of uses within town centres.

DP10. Tourism, Culture and Leisure

1. To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities, emphasis will be placed on:
 - a. Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire;
 - b. Promoting connections between visitors and Shropshire's natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts;
 - c. Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire's landscape, cultural and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers, meres and mosses. Development must also meet the requirements of Policy DP14;
 - d. Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including, but not limited to:
 - i. Shropshire Union Canal
 - ii. Shropshire Union Canal - Llangollen branch
 - iii. Shropshire Union Canal - Montgomery branch
 - iv. The Cambrian Railway
 - e. Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas;
 - f. Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible, and do not harm Shropshire's tranquil nature;
 - g. Development of high-quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the reputation of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or close to an established and viable tourism enterprise where accommodation is required, whilst meeting the requirements of DP24 where appropriate. Where possible, existing buildings should be re-used (development must also accord with Policy SP11).
2. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies SP10, DP12, DP16, DP23, SP11 and relevant local and national guidance.
3. All proposals should be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation and meet the requirements of DP24.

Canal side facilities and new marinas:

4. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.
5. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.
6. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.

Visitor accommodation in rural areas:

7. Proposals for new and extended touring caravan and camping sites should have strong regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.
8. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside. Therefore, in addition (to 7) schemes should be landscaped and designed to a high quality, and be at an appropriate capacity and scale.
9. Further to 2 and 3 above, any holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside (unless it conforms to para 10 below) following the approach to open market residential development in the countryside under Policy SP10 and SP11.
10. Shropshire Council recognises the appeal of a holiday in a rural setting. Therefore permanent holiday let development may be approved in countryside locations provided that it can be demonstrated that the design is of exceptional quality (as outlined in NPPF paragraph 79) and help contribute to DP11. Any subsequent changes to such holiday lets in these locations (such as change to residential occupation) will be resisted, as per 11 below.
11. To retain the benefit to the visitor economy, robust conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation is not used for residential occupation. Proposals for the conversion of holiday lets to permanent residential use should demonstrate that their loss will not have a significant adverse impact on the visitor economy and meet the criteria relating to suitability for residential use in Policy SP10.
12. For existing static caravan, chalet and log cabin sites in areas of high flood risk, positive consideration will be given to proposals for their relocation to areas of lower flood risk to ensure they are capable of being made safe for the lifetime of the development.
13. New sites for visitor accommodation and extensions to existing chalet and park home sites in the Severn Valley will be resisted due to the impact on the qualities of the area from existing sites.

Explanation

- 4.97. Sustainable tourism and high quality cultural and leisure development can deliver wide ranging benefits for Shropshire by contributing to a successful visitor economy; providing a potential focus for regeneration; supporting the quality of life of local communities; and promoting social inclusion. Along with cultural and leisure development these sectors can play a significant role in ensuring the economic prosperity of Shrewsbury and the Market Towns.

Appropriate tourism development in particular can also potentially help sustain rural services and facilities, particularly where they are connected, and contribute towards rural regeneration and community benefit.

- 4.98. The policy seeks to promote increased participation in cultural activities, appropriate leisure development, and the further development of a green tourism market that draws on, and develops, the interaction of humans with the produce, heritage and landscape of Shropshire. It is vital this is achieved without detracting from the intrinsic beauty and tranquillity which Shropshire is renowned for. As well as the wider social and health benefits from taking part in cultural and leisure activities and active recreation such as walking, cycling and horse riding, interaction with Shropshire's assets can in turn promote an understanding and appreciation of the natural and built environment.
- 4.99. Shropshire has a number of regionally, nationally and internationally recognised attractions including the historic Market Towns of Shrewsbury, Ludlow and Bridgnorth, the Shropshire Hills AONB, the meres and mosses of north Shropshire, RAF Cosford, Shrewsbury's Theatre Severn, Oswestry Hill Fort and festivals such as the Shrewsbury Flower Show, Ludlow Food Festival, Bishop's Castle Walking Festival and Clun Green Man Festival. There are also a number of heritage and religious sites, castles, museums, historic houses, parks and gardens, including Acton Scott Historic Working Farm, which all contribute to the tourism and cultural offer for local communities and visitors alike. Shropshire also has a number of National Cycle Network and walking routes, including Offa's Dyke National Trail that runs alongside the border with Wales. They provide key links beyond Shropshire's border and along with local routes contribute to the offer within Shropshire.
- 4.100. The heritage railways and canals contribute to the character and attractiveness of Shropshire. Appropriate regeneration schemes and tourism and leisure development relating to these assets can bring significant wider benefits. The Severn Valley Railway is an internationally renowned asset and schemes seeking to enhance and protect it will ensure its continued success. The Shropshire Union Canal – Llangollen branch, which links with the World Heritage Site of Pontcysyllte Aqueduct and Canal, contributes to the attractiveness of north Shropshire and also connects north Wales with Ellesmere and Whitchurch.
- 4.101. Parts of the Cambrian Railway in the north-west have been restored, including the station building in Oswestry. Further restoration of the railway could bring wider benefits for the local economy and communities. The Shropshire Union Canal - Montgomery branch, which has a large number of listed structures along its banks, has close links to the Cambrian Railway and Llanymynech Heritage Area and joins the Shropshire Union Canal - Llangollen branch. The restoration of the canal from Frankton Junction to near Newtown is recognised as a Canal & River Trust Priority One project. In total 13km of the canal on the Welsh border (5.3km in Shropshire) needs to be restored to link-up the canal with mid-Wales. Together, regeneration and appropriate tourist development of these canal and railway assets could form a focus for tourism and regeneration in the north-west of Shropshire and provide links to areas beyond Shropshire's border.
- 4.102. The rural and tranquil nature of Shropshire's countryside is also a key component of Shropshire's attractiveness as a visitor destination and significantly adds to the quality of life for residents. It is therefore vital that all

tourism, cultural and leisure facilities, particularly in rural areas, are compatible with their location so that Shropshire's unique character and tranquillity is retained.

- 4.103. Holiday accommodation can make a positive contribution to the visitor economy and is often supported in locations that are not suitable for residential dwellings. The Council will continue to use conditions to restrict permitted visitor accommodation to residential use to ensure that the economic benefit from visitor accommodation is retained. Conversion of existing holiday lets to residential use potentially negatively impacts on the visitor economy this policy seeks to limit this impact.
- 4.104. The policy's support for new and extended development does not seek to promote the further development of owner-occupied second homes. Any tourism-related development in the countryside will only be accepted if the design is of exceptional quality, meaning that any subsequent change from holiday use would still result in exceptionally designed development. The policy reflects the NPPF para 83 – Supporting a prosperous rural economy, by only allowing tourism and leisure developments which respect the character of the countryside.
- 4.105. All proposals in the countryside must meet relevant considerations within Policies SP10, SP11 and DP10. In areas of recognised scenic and environmental value proposals must pay particular regard to the qualities of the area and the reasons for designation in line with Policies SP1, SP5, as well as relevant Development Management policies and the NPPF.

DP11. Minimising Carbon Emissions

1. New residential development will contribute to reducing the impact of climate change in accordance with Policy SP3 by:
 - a. Being designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and:
 - b. Ensuring all proposals for 10 or more dwellings achieve a minimum of 19% improvement in the energy performance requirement in Part L of the 2013 Building Regulations, until such time as the Building Regulations are increased to a level which exceeds this uplift and:
 - c. Ensuring all proposals for the formation of one or more dwellings provide a minimum of 10% of the predicted energy needs of the development from on-site renewable and low carbon energy sources.
 - d. Strongly encouraging all proposals for one or more dwellings and in particular residential development of 50 or more dwellings to:
 - i. Achieve zero net-carbon emissions;
 - ii. Maximise the use of on-site district heating and cooling systems, especially where these utilise renewable energy and
 - iii. Maximise opportunities to connect to wider heating and cooling networks both for energy supply and export, especially where these utilise renewable energy
2. New non-residential development of 1,000m² or more floorspace or with a gross site area of 1ha or more will achieve the BREEAM Excellent rating or equivalent standard within an alternative assessment endorsed by Shropshire Council.
3. Where changes to existing buildings, including extensions and alterations, are being undertaken, maximising opportunities to increase fabric energy efficiency, reduce carbon emissions and integrate on-site renewable energy technologies.
4. The requirements expressed in this policy will apply unless it is demonstrated through open book accounting that they would make the development unviable, having regard to the policy requirements of the Local Plan, in particular the delivery of affordable housing.

Explanation

- 4.106. Shropshire Council declared a Climate Emergency in 2019. Climate change represents a major challenge to our way of life and, alongside ensuring that development meets today's needs, comes a responsibility to future generations. The local plan promotes sustainable development, including using resources efficiently. The Climate Change Act, 2008 requires the country to reduce its greenhouse gas emissions by at least 80% (from the 1990 baseline) by 2050. The target was changed in June 2019 to 'net zero carbon emissions by 2050' by The Climate Change Act 2008 (2050 Target Amendment) Order 2019. The Planning and Compulsory Purchase Act, 2004 requires local plans to include policies to tackle climate change. This is reflected in the Government's National Planning Policy Framework which sets out that planning plays a key role in delivering reductions to greenhouse gas

emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.

- 4.107. The two main policy responses to climate change are adaptation and mitigation. Adaptation seeks to reduce the risks resulting from climatic changes, for example, through the provision of flood defences. Mitigation seeks to reduce the causes of climate change, such as reducing greenhouse gas emissions from development. This policy sets out measures designed to mitigate carbon emissions.
- 4.108. The energy hierarchy classifies energy options and sets out that organisations and individuals should pursue energy options in the following order (it should be noted that it is not possible to implement all of these through planning regimes):
- Reduce the need for energy;
 - Use energy more efficiently;
 - Use renewable energy⁷;
 - Use low carbon sources⁷; and
 - Use conventional energy.
- 4.109. This policy follows this approach by reducing the need for energy, using energy more efficiently through the design of development and requiring new development to generate some of its energy needs from on-site sources.
- 4.110. The conservation of fuel, and power and water efficiency are matters that are covered by building regulations; however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations. Government guidance indicates that councils may require compliance with energy standards that exceed the Building Regulations by 19%. The Council considers that new development should reduce greenhouse gas emissions and that setting local requirements for building sustainability is justified.
- 4.111. Opportunities exist in every development to integrate renewable technologies, such as heat pumps and photo-voltaic cells. The provision needs to be proportionate to the development proposed but as technologies improve and prices fall, building renewables in as an integral part of a scheme will become normal practice.
- 4.112. Energy efficiency measures and the generation of on-site renewable energy to serve a development's needs must not make the development unviable.
- 4.113. Larger residential developments have greater scope to incorporate measures that would result in greater levels of energy efficiency. They also offer opportunities to do more by implementing district-wide energy and/or heating schemes. District heating consists of a network to deliver heat to multiple buildings from a central heat source. Heat is generated in an energy centre and then pumped through underground pipes to the buildings, which are usually connected to the network via a heat exchanger. This replaces individual boilers for space heating and hot water. This is a more efficient method of supplying heat than individual boilers and consequently, district heating is considered to be a low carbon technology. District heating schemes have the potential to serve areas beyond that of the development site itself.

⁷ Renewable and low carbon energy refers to those sources of energy which are either not depleted, such as wind or solar, or which are finite but which emit low amounts of carbon dioxide.

Natural and Historic Environment

DP12. The Natural Environment

The avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by:

Designated sites and priority species and habitats

1. Requiring a project-level Habitats Regulations Assessment (HRA) for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where such a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan, measures will be required in accordance with the Plan HRA and supporting documents and/or as set out in the relevant settlement strategies (policies S1 -21); and/or remedial actions identified in the management plan for the internationally designated site as appropriate; and/or policies DP14, DP15, DP19, DP22 and DP25. Policy DP13 sets out particular requirements for development in the catchment of the river Clun Special Area of Conservation (SAC).
2. Ensuring that the following types of development are determined in line with national policy:
 - a. on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments); or
 - b. resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees)

Biodiversity Net Gain

3. Ensuring that all development delivers at least a 10% net gain for biodiversity in accordance with the Environment Act, any future Local Nature Recovery Strategy (LNRS) and policies DP14, DP15, DP16 and DP22.

Natural Assets

4. Ensuring that proposals which are likely to have an adverse effect on any of the following natural assets:
 - a. Locally designated biodiversity sites;
 - b. Locally designated geological sites;
 - c. Priority species;
 - d. Priority habitats; and
 - e. Geological assets;
 - f. Habitats created as part of a Biodiversity Net Gain plan and not covered by a Conservation Covenant

are accompanied by an Ecological or Geological Impact Assessment as appropriate. This should be carried out by a suitably qualified professional in accordance with industry standards and be proportionate to the scale of the impact and the importance of the asset.

5. Ensuring that proposals which are shown to have an adverse effect, directly, indirectly or cumulatively, to those natural assets listed above will only be permitted if it can be clearly demonstrated that:
 - a. there is no satisfactory alternative means of avoiding the adverse effect through re-design or by re-locating on an alternative site and;
 - b. the social or economic benefits of the proposal outweigh the adverse effect.
6. Ensuring that where proposals meet these tests, mitigation measures to reduce the harm will be sought in the first instance. Compensation measures for residual harm will only be accepted as a last resort. Mitigation and compensation measures must be demonstrated to be achievable and be in accordance with policies DP14, DP15, DP16, DP17, DP19, DP22 and DP23. Appropriate conditions and/or planning obligations will be used to ensure that such measures are fully implemented and monitored where required.
7. Maximising opportunities to increase the quantity, quality and connectivity of natural assets in accordance with policies DP14, DP15, DP16 and DP22 through habitat creation and management measures, provision of appropriately designed and suitably located bat and bird boxes and any other such measures e.g swift bricks, which would support protected or priority species.

Trees, Woodlands and Hedgerows

8. The retention of trees and a significant increase in the extent and distribution of trees, woodlands and hedgerows in Shropshire will be achieved by:
 - a. Ensuring that for all proposals directly affecting existing trees or where trees are immediately adjacent to a development site, such trees are recorded in line with guidance in the relevant British Standard and that the record is submitted as part of the planning application. Opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature should be considered and documented as part of this;
 - b. Ensuring that applicants provide details as to how retained trees, hedges and hedge banks will be protected prior to, during and after construction;
 - c. Ensuring that no building, hard surfacing, drainage or underground works are permitted that do not accord with the principles of the relevant British Standard and policy DP22 unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed;
 - d. Encouraging new development to plant new trees, woodlands and hedgerows in line with the Shropshire Tree and Woodland Strategy, Shropshire Green Infrastructure Strategy and the provisions of the Environment Act with respect to Biodiversity Net Gain; and
 - e. Ensuring that native species hedgerows are retained on development sites, unless there are overriding public benefits that justify their removal. Where removal is deemed necessary, details addressing the criteria under the Hedgerow Regulations 1997 (as amended) should be submitted to demonstrate the validity of removal along with details of replacement hedgerows. Replacement hedgerows should be of an equal scale, comprise an appropriate mix of native species and where possible, should be provided on site. Where there are gaps in the existing native species hedgerows on the site, the development should provide sufficient additional hedgerow planting, with appropriate native species, to restore continuity.

Explanation

- 4.114. This policy sets out the level of protection offered to Shropshire's natural assets. Natural assets include internationally and nationally designated sites, locally designated biodiversity and geological features and priority species and habitats.
- 4.115. Such assets provide ecosystem services including; flood relief; soil retention; climate change mitigation and adaptation; carbon sequestration; interception of airborne pollutants; water filtration; amenity value; health and well-being benefits and opportunities for tourism and recreational activities. These services are essential to a thriving economy.
- 4.116. Internationally and nationally important sites of wildlife conservation and geological interest as well as legally protected habitats and species will be afforded the highest level of protection in line with the relevant legislation and policy. Development proposals affecting or involving the following will be assessed in accordance with the relevant legislation and national policy; European and nationally designated wildlife sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites and Sites of Special Scientific Interest (SSSIs) and all candidate designations; ancient woodland and other irreplaceable habitats and aged or veteran trees;
- 4.117. The Habitats Regulations Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing and employment uses may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove that harm and these are reflected where relevant in other parts of this Plan. Note: no mitigation measures have yet been identified for development in the river Clun catchment (see policy DP13).
- 4.118. However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply sufficient and appropriate information to enable the Council to complete this.
- 4.119. 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.
- 4.120. 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 DP15 or developer contributions towards remedial actions identified in the management or action plan for the internationally designated site or in the Place Plan for the area.
- 4.121. The government announced in 2019 that it would mandate biodiversity net gain to ensure that new development enhances the environment, contributes to our ecological networks and conserves our precious landscapes. The Environment Act will make it mandatory for housing and development to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess

whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

- 4.122. If net gain is not achievable on-site, the biodiversity gain plan will need to include off-site habitat enhancements, in line with the mitigation hierarchy. The local authority must be satisfied that this is secured through a planning obligation or conservation covenant. If habitats are significantly enhanced within the development site, these improvements must be secured in the same way, or through a planning condition. The biodiversity net gain requirement builds on existing good practice in industry and local planning policy and will include simplified processes for small developments.
- 4.123. Delivery of biodiversity net gain will be guided by Local Nature Recovery Strategies (LNRs) and Nature Recovery Networks (NRNs) when available, in accordance with the Environment Act and existing biodiversity evidence bases including the Shropshire Environmental Network and Shropshire Green Infrastructure Strategy. Biodiversity net gain will focus on habitat creation or enhancement where it will achieve the greatest benefits for nature and communities.
- 4.124. The principle behind the natural assets section of the policy follows the hierarchy of:
 - a. Avoid loss or damage;
 - b. Where the public benefits of the development clearly outweigh the value of any assets affected, provide adequate mitigation measures for any full or partial harm or loss;
 - c. As a last resort, where neither avoidance nor mitigation is reasonably possible, provide adequate compensation measures.
- 4.125. Development proposals must firstly assess whether they are likely to affect a natural asset, using current accepted guidance and best practice. The assessment should be proportionate to the effect and the nature of the proposal. Effects can be direct, indirect or cumulative. Where an adverse effect is identified, further work should be carried out to define the significance of the effect as well as the social or economic benefits of the proposal.
- 4.126. Where loss or damage to an asset is likely then all reasonable alternative methods of delivering the proposal should be considered. If no solution can be found, through use of an alternative site or redesign to avoid harm for example, and the demonstrated social or economic benefits of the proposed development clearly outweigh the harm to that asset, then mitigation and compensation measures will be sought through planning conditions or planning agreements.
- 4.127. Proposals should demonstrate that on-site mitigation or compensation measures are not feasible, before off-site measures will be considered. Offsite compensation measures, including tree and/or hedge planting, will be considered within the same settlement or Place Plan area in which the development is located. All on- and off-site compensation, mitigation or offsetting measures should be accompanied by a management plan detailing management and implementation provisions and indicating how these will be resourced, both financially and practically over an agreed timescale.
- 4.128. If neither on- nor off- site mitigation or compensation is possible, applicants will be encouraged, where appropriate, to make a contribution via a section 106 agreement to funds to support the conservation and enhancement of

natural assets (including the planting of trees, woodland and hedgerow) more widely in Shropshire in accordance with the Green Infrastructure Strategy, the Place Plans, any Local Nature Recovery Strategy and other relevant Shropshire Council strategies for the natural environment.

- 4.129. Locally designated biodiversity and geological sites include Local Wildlife Sites, Local Geological Sites, Local Nature Reserves and Local Green Spaces where the latter are notified (at least in part), for their wildlife value. Priority species and habitats are listed in the section 41 of the NERC Act 2006.
- 4.130. Where habitat enhancement or creation measures fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.
- 4.131. Trees, woodlands and hedges are integral and significant features in Shropshire's landscapes and townscapes and their retention and proper management is an essential factor in maintaining local distinctiveness and combatting climate change. Existing trees, woods and hedges make an important contribution to public amenity, biodiversity, landscape, heritage and ecosystem services and make a significant contribution to the character of buildings and settlements,
- 4.132. Developers should provide a detailed tree survey as part of a planning application. This should be carried out in accordance with the relevant British Standard. Where trees are proposed to be removed, it should be demonstrated in the planning application the reasons for the removal and any proposals for replacement trees. Where appropriate, replacement trees or mitigation measures will be sought / secured primarily through sustainable design agreed prior to the determination of the application and subsequently consolidated through the imposition of planning conditions.
- 4.133. Development proposals should ensure that proposed building works will not encroach into tree exclusion zones and that retained trees are protected during construction in accordance with the relevant British Standard. These measures should be outlined in the planning application.

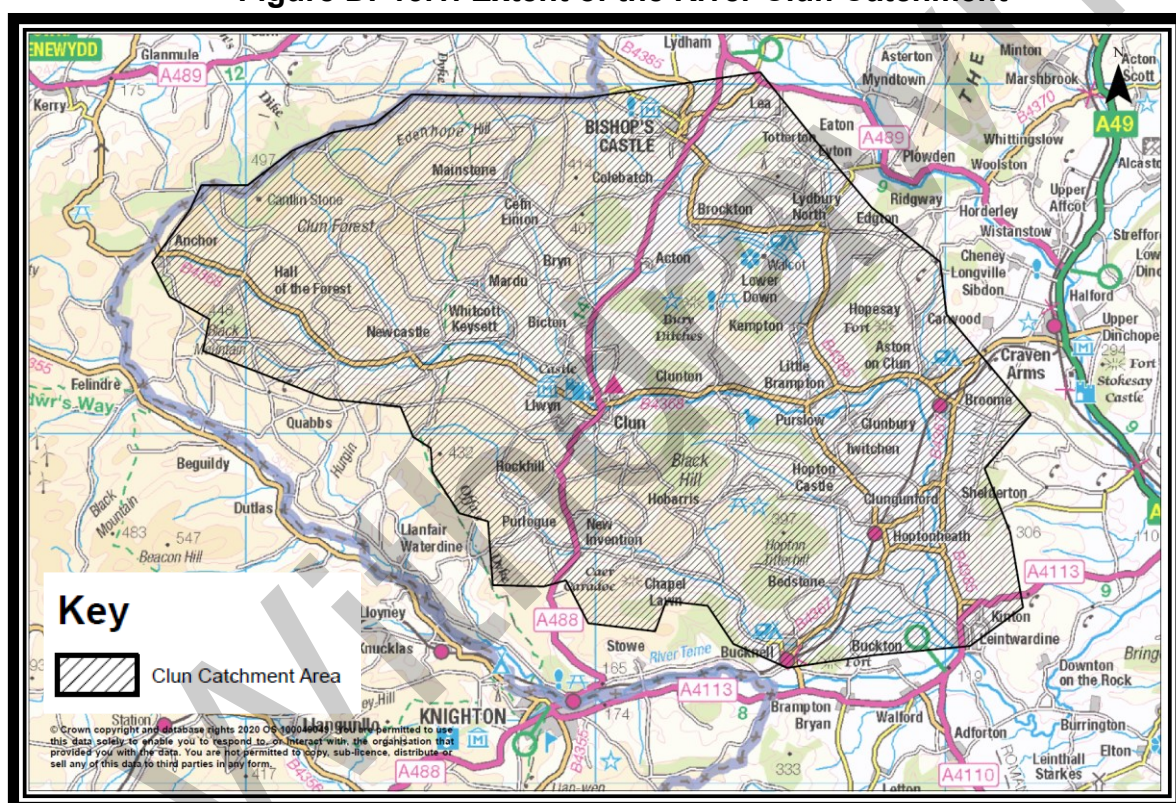
DP13. Development in the River Clun Catchment

1. To protect the integrity of the river Clun Special Area of Conservation and to comply with the Habitats Regulations and policy DP12, development within the catchment of the river Clun will only be permitted if it can demonstrate either nutrient neutrality or nutrient betterment.
2. All measures relied on to deliver either nutrient neutrality or nutrient betterment must demonstrate with sufficient certainty that they:
 - a. Meet the required nutrient reduction or improvement; and
 - b. They can be secured and funded for the lifetime of the development's effects.

Explanation

4.134. The extent of the river Clun catchment is illustrated in Figure DP13.1.

Figure DP13.1: Extent of the River Clun Catchment



4.135. Part of the river Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The SAC is within Unit 6 of the River Teme Site of Special Scientific Interest (SSSI), which was assessed at March 2014 as being in unfavourable declining condition for a number of reasons. These include high levels of silt and nutrients (particularly ortho-phosphate and nitrogen) which affect the health of the pearl mussel population. A review of the monitoring data from the Environment Agency (EA) for the River Clun (2000-2011), shows that although there has been an improvement in the ortho-phosphate (P) concentration, it is higher than is required for a recruiting pearl mussel population. Additionally, in most of the river Clun, including within the SAC, it is higher than that required to maintain adult mussels. The River Clun Nutrient Management Plan 2014 was jointly commissioned by Natural England and the Environment Agency. It gathered together a wealth of information on the catchment and SAC, set targets for

ortho-phosphate, nitrogen and suspended solids to be achieved by 2027 and detailed a range of mitigation measures that could be applied to reach the targets. Improvements to waste-water treatment works serving the catchment were made as a result of this.

4.136. Notwithstanding these improvements, the Habitat Regulations Assessment (HRA) for this Plan shows that most* development in the river Clun catchment is likely to have an adverse effect on the river Clun SAC. Practical mitigation measures which would remove this effect for larger applications have yet to be proposed, but this is not to say that they will not come forward during the Plan period. Accordingly, to comply with the requirements of the Conservation of Habitats and Species Regulations 2017, this policy restricts development to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment. This is in anticipation of measures to achieve either of these criteria being found in the future for the majority⁸ of development in the catchment. Such measures could include an updated Nutrient Management Plan and sufficiently robust Action Plan to provide the level of certainty required by the Habitats Regulations that the SAC restoration targets can be achieved in an appropriate timescale.

4.137. Natural England's advice on nutrient neutrality measures states that they should:

- a. Have sufficient certainty that the measures will deliver the required reduction to make the development neutral;
- b. Have sufficient certainty that the measures will be implemented, e.g. secured and funded for the lifetime of the development's effects;
- c. Be preventive in nature so as to avoid effects in the first place rather than offset or compensate for damage. Consideration will therefore need to be given as to (i) when the measures will come online and into effect and (ii) when the pollutants come online as the impact may be phased and take place over the lifetime of a development, rather than on day one. It may be that a range of measures may be helpful to address impacts over time;
- d. Not undermine the objective of restoring the site to favourable condition by making the restore objective appreciably more difficult, or prejudicing the fulfilment of that objective. For example, where there is only a limited pool of measures available for addressing an existing exceeded threshold and these are used to enable growth rather than bring the site into favourable condition. The key question would be whether, in fact, there is actually a limited pool of measures in the relevant circumstances;
- e. Not directly use or double count measures that are in place to meet the Habitats Directive article 6(1)(2) requirements in order to justify new growth;
- f. Be carefully justified, together with calculations of the baseline nutrient contribution of the development and any avoidance land (e.g. wetland to avoid effects). For example, over-estimating the existing impact of development land and under-estimating existing benefits from avoidance land to reduce the amount of measures needed to meet nutrient neutrality would not satisfy the precautionary principle; and
- g. Ensure that the baseline for the development site and any avoidance land does not undermine the objective of restoring the site.

⁸ Shropshire Council has produced a Guidance Note on Development within the river Clun catchment which gives information on what types of development are not likely to damage the SAC and the information needed to support such applications www.shropshire.gov.uk/media/1874/gn12-development-within-the-river-clun-catchment.pdf

DP14. Green Infrastructure

1. Development in Shropshire will be accompanied by an improved and expanded green infrastructure network as an integral part of open space provision. This will be achieved by ensuring that all new development:
 - a. Avoids the loss of, or harm to, existing green infrastructure assets in accordance with Policy DP12 and the disruption or fragmentation of the existing green infrastructure network (which includes the Shropshire environmental and ecological networks). Proposals should be accompanied by a proportionate assessment (a Green Infrastructure Assessment) of existing green infrastructure assets and the green infrastructure network on and in the vicinity of the site and address the quality and quantity of such features;
 - b. Enhances existing green infrastructure assets and extends the green infrastructure network in accordance with the Shropshire Green Infrastructure Strategy. Proposals should also have regard to Neighbourhood Plans and other relevant local strategies such as the Shrewsbury Big Town Plan, where these are available;
 - c. Delivers good quality new green infrastructure on site which can be accessed by people of any age, gender and ability, as an integral part of the open space provision and which provides as many of the following benefits as possible:
 - i. Enhances and enables greater connectivity of the existing green infrastructure network and individual green infrastructure assets;
 - ii. Conserves and enhances biodiversity in accordance with biodiversity net gain requirements and Policy DP12;
 - iii. Supports the delivery of climate change adaptation and mitigation measures in line with Policies SP3 and DP11.
 - iv. Improves air quality; and
 - v. Addresses identified local health and wellbeing needs and encourages active and healthy lifestyles in line with Policy SP6.
2. Where on site green infrastructure provision is demonstrably not possible or practical, there will be an onus on the delivery of good quality open space in line with the requirements of Policy DP15.
3. For significant new development, including the strategic sites and the settlements identified in Policies S1-21, green infrastructure should be an integral part of a masterplan showing good quality and appropriate on-site provision which:
 - a. Delivers a green infrastructure network which links existing and new green infrastructure assets in a coherent manner and maximises the benefits outlined in (1(c)) above; and
 - b. Connects to the green infrastructure network in the surrounding area and improves that network's accessibility and linkages where possible.
4. Where a site delivers green infrastructure as part of its open space provision, its future management and maintenance will be secured through a planning obligation.
5. Development proposals that result in a significant fragmentation or loss to the green infrastructure network will be resisted. In such instances mitigation and compensatory measures will be expected with the aim of delivering a net gain in provision.

Explanation

- 4.138. Infrastructure is a term typically applied to things like roads, sewers and telecommunications, which are necessary to support our way of life. The term “green infrastructure” has been introduced to raise the profile of other things considered necessary to support our way of life, especially one that is sustainable, healthy and enjoyable. As such, green infrastructure (GI) refers to the network of natural and semi natural spaces and includes parks, playing fields, woodlands, allotments and street trees. These spaces can be in the urban and rural areas and also include ‘blue infrastructure’ such as ponds, streams and rivers. In Shropshire, green infrastructure also encompasses the environmental and ecological networks.
- 4.139. The Shropshire Green Infrastructure Strategy states that GI comprises green or blue spaces (i.e. those which include some form of habitat or potential habitat) which can provide multifunctional purposes for the environment and quality of life, and which are strategically identified and /or planned at different scales to form a high-quality integrated network.
- 4.140. Green infrastructure is important as it can not only deliver environmental benefits but also benefits for humans in the form of access to open space. A wide range of research has been produced which shows the benefit of green infrastructure and its positive impact on the health of the community and the natural environment.
- 4.141. This policy aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, protecting landscape, reducing recreational impacts on internationally designated wildlife sites and ensuring a high-quality local environment and an enhanced quality of life. The National Planning Policy Framework requires Local Authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- 4.142. Green infrastructure within Shropshire plays a vital role in: conserving, maintaining and enhancing existing natural features and networks; addressing identified health and well-being needs; supporting adaptation to, and mitigation of, climate change; improving air and water quality and increasing opportunities for active travel, walking and cycling. Good quality green infrastructure can also boost local economic activity.
- 4.143. The Shropshire Green Infrastructure Strategy (2020) recommends a policy approach to development based on an assessment of existing green infrastructure assets. This forms the basis for the protection of existing green infrastructure and the provision of new. The Strategy then identifies the opportunities for the protection, enhancement and provision of new green infrastructure around the Strategic, Key and Principal settlements based on 6 key themes of:
- a. biodiversity and geology;
 - b. landscape heritage and culture;
 - c. water resources;
 - d. active travel, access and recreation;
 - e. health and wellbeing; and
 - f. climate change.

Developers will be expected to deliver such opportunities as part of planning proposals wherever possible. Regard should also be had to community aspirations for green infrastructure as expressed in the Place Plans and in conjunction with Policy DP15.

- 4.144. it is not feasible to identify every component of green infrastructure in and around Community Hubs and Community Clusters. However, even in the absence of a specific green infrastructure opportunity map for an area, improving the connectivity of green areas (including streams, ponds and other watercourses) should still be considered. By identifying such areas in the vicinity of a development site, it is possible to consider the possibility of improving connections through development. An example could be the provision of footpaths and cycle ways through a site to link existing publicly accessible green spaces, or a public green connecting a pond on site to a hedgerow and fields beyond the site boundary.
- 4.145. The requirement for new open spaces for sport and recreation alongside new development is included in Policy DP15.

DP15. Open Space and Recreation

1. To ensure people have sufficient opportunities to play, walk and generally stay healthy, the delivery of good quality, accessible and well-maintained open space is an essential part of new development.
2. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
3. There is an expectation that new housing developments provides on-site open space provision equivalent to 30sqm per person, assuming one person per bedroom. However, consideration will be given to reducing this level of provision in instances where the development is able to provide a particularly high quality of open space on site which meets the needs of all residents.
4. For developments where an adverse effect on the integrity of an internationally or nationally designated wildlife site due to recreational impacts has been identified (in accordance with Policy DP12 or the HRA for this Plan) particular consideration will be given to the need for semi-natural open space provision in excess of 30sqm per person.
5. In line with Policy DP14, there is a preference for open space provision to form an integral part of opportunities to improve green infrastructure networks. In circumstances where this cannot be achieved, open space provision should be located appropriately within the site in order to offer the best opportunity for access to all residents. Where sufficient open space provision is not possible, an appropriate off-site provision will be sought. In all cases fragmented parcels of open space will not be acceptable.
6. Consideration will be given to the need for housing developments to provide functional areas of play and recreation as part of their open space provision in proportion to their scale. Proximity and accessibility to existing quality play facilities will be taken into account in determining the level of need for such facilities. Where on-site provision is required, this will be located appropriately within the site, and must be accessible to all residents.
7. The outcomes of the Shropshire Playing Pitch and Open Space Strategy (PPOSS) and the Leisure Facilities Strategy will be taken into account in determining the level and type of sport and recreational facilities required to meet the needs of new development. Reference should also be made to the relevant Place Plan for other community identified needs for open space.
8. Where necessary, consideration will be given to seeking to address any settlement constraints as part of new development, either on-site or by way of a developer contribution for off-site provision.
9. For non-residential development, open space provision should be design-led and informed by the character and context of the development proposed.
10. Areas of open space will be managed and maintained in perpetuity by way of legal agreement.

Explanation

- 4.146. The provision of good quality and accessible open space is an essential part of new development. The benefits of this are many, from the encouragement of healthier lifestyles to the creation of more cohesive communities and neighbourhoods. Whilst good quality open space can define a housing development for the better, poor quality open space is often equally as noticeable.
- 4.147. Policy DP15 outlines the standards expected in the creation of open space on new development. When read alongside Policy DP14, these policies provide a clear emphasis for using open space provision as a means of creating and improving green infrastructure links as a priority wherever possible. However, where this cannot be achieved there are many benefits of creating good quality open space on site. On site open space provision can include a range of uses, such as formal and informal sport and recreation space, general amenity space, allotments, and can include dual purposes uses such as surface water drainage. However, whatever its form, the importance lays in its accessibility and usability.
- 4.148. The policy provides the quantum of open space which will be sought from development as a starting point for discussions. However, it is recognised the provision of open space should not be driven purely by mathematical calculation, and with this in mind the Council will apply the notion of 'quality over quantity', especially in those instances where a development is proposing an exceptionally high standard of provision. Equally, the Council will not accept open space proposals which provide fragmented and disjointed spaces, even if this technically complies with the quantum of open space sought.
- 4.149. The Shropshire Playing Pitch and Open Space Strategy (PPOSS) provides an audit of existing outdoor sports facilities in Shropshire structured along geographical groupings of Place Plan areas. It covers football, cricket, rugby union, hockey, tennis, netball and crown green bowls and was prepared in consultation with Sport England, each sport's National Governing Body (NGB) and relevant sports clubs in Shropshire.
- 4.150. The PPOSS identifies areas of deficit and surplus provision (including ancillary facilities) and provides recommendations on the type and amount of sports pitches needed to support housing growth. The Council will use the PPOSS in consultation with Sport England and relevant NGBs to determine playing field investment priorities arising from planning proposals. Sport England's Playing Pitch Calculator (PPC) will form the basis for determining the level of developer contributions. The PPOSS will be reviewed annually and updated in line with Sport England guidance as necessary.
- 4.151. The Shropshire Leisure Facilities Strategy performs the same function as the PPOSS but covers sports halls, swimming pools, fitness facilities, indoor bowls and squash courts. It identifies qualitative and quantitative needs arising from planned growth. As with the PPOSS, the Council will use the Leisure Facilities Strategy to guide future investment needs arising from development, for indoor sports facilities
- 4.152. The Shropshire Place Plans set out community aspirations for open space provision and development will be expected to deliver these wherever possible.

DP16. Landscaping of New Development

To create and maintain an attractive and well-designed environment, development proposals will be expected to provide landscaping on site, unless the Council agrees that off-site landscaping would be more appropriate. Landscape schemes should meet all of the following:

1. Existing natural, semi-natural and formal landscape features as well as the presence of heritage assets and/or their settings, on and in the vicinity of the site should be recorded as part of a detailed survey in accordance with the principles of the relevant industry guidance and best practice
2. Existing features of landscape or ecological value or with heritage significance should be conserved and enhanced in accordance with Policies DP12, DP23 and DP24. Scheme design should be sympathetic to their importance to avoid harm. Proposals within or affecting the Shropshire Hills AONB should also refer to the AONB Management Plan for guidance.
3. The proposed landscaping scheme should take into account:
 - a. The existing character of the site (see also Policy DP17);
 - b. The existing character in the vicinity of the site, including proposed landscaping as part of adjacent development proposals, in line with Policy DP17;
 - c. Constraints such as flood risk (see also Policy DP21) utility and service corridors;
 - d. Heritage assets and their settings on site and in the vicinity (see also Policy DP23);
 - e. Soil type (see also Policy DP18);
 - f. Ecological value (see also Policy DP12);
 - g. The proposed function of the development;
 - h. Opportunities to contribute to green infrastructure in accordance with Policy DP14; and to provide a diverse and interesting design which integrates with and makes a positive contribution to its surroundings (see also Policy DP16).
4. New tree planting as part of a proposed landscaping scheme should be selected, planted and established in accordance with current best practice guidance within the relevant British Standard and Policy DP12. Native species of local provenance are preferred.
5. Hedgerow and shrub planting and other soft landscaping should include specimen trees with a mature height up to 15-20 metres within both the hard and soft landscaped areas.
6. Trees within adoptable areas should be incorporated as part of the infrastructure planning and design stage in accordance with current best practice.

Explanation

- 4.153. The space that surrounds and is between buildings as well as the boundaries of development sites can be just as important as the buildings themselves. Such landscaping is important not only for its visual qualities, but it can also help with climate regulation, biodiversity and the general mental wellbeing associated with being outdoors in a green space. Green roofs and walls can contribute to a feeling of naturalness. Published research identifies the benefits of green environments and landscaping in residential areas, the workplace and the streetscape. As part of the planning of developments, landscaping should be considered from the outset. The type and location of landscaping

proposed is important as it makes a crucial contribution to the sense of place and helps to integrate new development with its surroundings.

- 4.154. Care should be taken when designing landscaping schemes in line with Policies DP12, DP14, DP15, DP17, DP18, DP22, DP23 and DP24 and arrangements should be made to ensure the future survival of features provided and to avoid future maintenance problems.

Withdrawn

DP17. Landscape and Visual Amenity

1. Development proposals should respect, safeguard, and wherever possible, restore or enhance landscape character and visual amenity in Shropshire.
2. All major development proposals and developments which are likely to generate significant effects as a result of the presence of highly sensitive landscape (see Policy DP24 for the Shropshire Hills Area of Outstanding Natural Beauty) and visual receptors and/or high magnitude of effect, must be accompanied by an appropriate and proportionate assessment of landscape and visual impacts, unless it is agreed by the Council that this is not necessary. The assessment of landscape and visual impacts must follow industry good practice, be carried out by a suitably qualified and experienced landscape professional and be sufficient to determine the significance of predicted effects on landscape character, landscape elements and visual amenity. Assessment of landscape effects must take account of the landscape characterisation set out in the Shropshire Landscape Typology, and where applicable, the Shropshire Landscape and Visual Sensitivity Study.
3. Significant adverse landscape and visual effects, either individually or cumulatively with other relevant proposed or existing developments, will be a material consideration in determining planning applications. Where such effects are identified, then the landscape and visual impact assessment should also provide details of measures to prevent or avoid these in the first instance. Measures to reduce such impacts should be identified before measures to offset or compensate any residual effects are set out. The nature of any landscape and visual effects remaining should be clearly defined to enable the impact of the proposal on landscape character to be identified.
4. Proposals which safeguard key landscape and visual receptors, lead to the strengthening of landscape character or an improvement in visual amenity will be supported subject to other plan policies. Applicants should refer to the design guidelines section of the Shropshire Landscape and Visual Sensitivity Study (where appropriate) for guidance.

Explanation

- 4.155. The definition of landscape is broad. The UK has signed and ratified the European Landscape Convention (ELC) since 2002, and the ELC adopts a definition of landscape as follows; 'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors (Council of Europe, 2000)'.
- 4.156. The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead, it encourages a focus on landscape as a resource in its own right. Whilst it includes the visual appearance of land, including shape, form and colour, it is the interrelationship of the natural factors of geology, topography, soils, ecology and the human factors of land use, archaeology and architecture which influence the formation of landscape.
- 4.157. In addition to the ELC definition of landscape, visual amenity is defined in GLVIA3 as; 'The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.'

- 4.158. Shropshire offers a diverse range of scenery, from the large lakes and rolling pasturelands around Ellesmere in the north, to the hidden heritage of the Cleve Hills with their stark industrial ruins in the south. The landscape forms an integral part of the County's economy, not only because of the farming industries it sustains but also because of the residents, tourists and investors it attracts. The importance of the County's landscape is recognised as being part of the area's special appeal, with the Shropshire Hills being formally designated as an Area of Outstanding Natural Beauty (AONB). Great weight should be given to conserving landscape and scenic beauty in AONBs (national policy and Policy DP24) and the statutory Shropshire Hills AONB Management Plan can be a material consideration in development management decisions.
- 4.159. The Council places a high priority on the conservation and enhancement of the landscape character and visual amenity of the distinctive landscapes of Shropshire for their own sake, so that they can contribute to quality of life in the County.
- 4.160. The Shropshire Landscape Typology provides a statement of the existing landscape character features and attributes which make up the 27 distinctive landscape types within the County. The Shropshire Landscape and Visual Sensitivity Study assesses the landscape around all the settlements identified for growth in this Plan. It looks at landscape character and visual amenity and identifies how sensitive each is to change caused by housing and employment development.
- 4.161. There are no statutory criteria or standards laid down for the assessment of landscape and visual impacts which may arise from development. However, best practice for this area of work in the UK is set out in the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (GLVIA3), published by the Institute of Environmental Management and Assessment and the Landscape Institute in 2013 (Landscape Institute, 2013).
- 4.162. Landscape and visual effects are separate, but closely linked. An assessment of landscape effects deals with the effects of change and development on landscape as a resource and how a development may affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character. An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity, and how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change to or loss of existing elements of the landscape and/or introduction of new elements.
- 4.163. Assessment of landscape and visual effects may be carried out formally, as part of an Environmental Impact Assessment, when a Landscape and Visual Impact Assessment (LVIA) should be carried out in accordance with the requirements of the Environmental Impact Assessment Regulations 2017, or as an informal assessment known as a Landscape and Visual Assessment. Assessment. The assessment should be used as part of an iterative design process.
- 4.164. As a minimum, an LVIA or LVA submitted to the Council for consideration should be prepared taking into account the following:
- a. An emphasis on the identification of likely significant effects;

- b. An approach which is proportional to the scale of the project that is being assessed and the nature of its likely effects;
 - c. Judgements based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others;
 - d. Evidence of the competency of the author should be provided;
 - e. A detailed methodology for the assessment of effects should be included;
 - f. Assessments should be provided separately for landscape and visual effects whilst understanding the overlap between them;
 - g. Assessments of landscape effects should include both the physical elements that make up the landscape as well as landscape character. Assessment of effects on landscape character should have regard to the published character assessments contained in Natural England's National Character Area profiles and the Shropshire Landscape Typology, and where appropriate, the assessments contained in the Shropshire Landscape and Visual Sensitivity Study
 - h. Where appropriate, assessment of landscape character at a site-specific level should be undertaken;
 - i. Identification of the potential for and assessment of cumulative landscape and visual effects; and
 - j. Identification of appropriate mitigation measures.
- 4.165. GLVIA3 sets out best practice for the assessment of landscape and visual effects and provides a framework which may be tailored to fit the needs of a particular project. In addition, an LVIA/LVA should take account of the guidance set out in Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019). In considering the content of an LVIA/LVA, the Council will have regard to the guidance in Technical Guidance Note 1/20 Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs) (The Landscape Institute, 2020).

DP18. Pollution and Public Amenity

Development will comply with existing pollution control regimes and national objectives for pollutants. Proposals should be designed from the outset to; safeguard environmental quality and public amenity; minimise pollution; mitigate adverse effects; and maximise opportunities for improvements where practicable.

1. Development will ensure that it is appropriate for its location, during both construction and operation, and that the site is suitable for its proposed use taking into account existing conditions and any remediation proposals. Development affecting existing businesses and community facilities will be determined in line with national policy which places the onus on the person seeking planning permission to provide suitable mitigation before the development is completed.
2. Development which is likely to give rise to concerns about air quality, either on its own or cumulatively will provide an assessment proportionate to the scale of development and level of concern as follows:
 - a. A baseline of the existing air quality on the site and surrounding area;
 - b. A prediction of the future air quality without the development;
 - c. A prediction of the likely effects of the development on air quality and suggested mitigation measures; and
 - d. A prediction of the future air quality if the development were to proceed with the suggested mitigation measures in place.
3. Opportunities to improve air quality through the provision of green infrastructure in accordance with Policy DP14, industry relevant best available techniques, traffic and travel management (including linking to active travel networks) and the provision of electric charging facilities for vehicles should be maximised. Proposals which would lead to an unacceptable risk from air pollution or prevent sustained compliance with limit values or national objectives for air pollutants will be refused unless they can be practicably amended to avoid that risk.
4. Development should avoid Shropshire's best and most versatile agricultural land (grades, 1, 2 and 3a) wherever possible, unless the need for and benefit of the development justifies the scale and nature of the loss.
5. The re-use of previously developed (brownfield) land is encouraged. Proposals on despoiled, degraded, derelict or unstable land or on land affected by contamination will be supported, subject to other plan policies, where it can be established by the applicant that the site can be safely and viably developed with no significant impact either during the construction or operational stages of development on:
 - a. Ground and surface water quality in accordance with Policy DP19;
 - b. Air quality;
 - c. Soil quality;
 - d. The natural and historic environment in accordance with Policies DP12 and DP23;
 - e. Human health (for contaminated land); and
 - f. Buildings (for unstable land).
6. Additionally, proposals on sites with a known or high likelihood of instability or contamination should be accompanied by proportionate and adequate site investigation prepared by a competent person. This should determine:
 - a. The existence or otherwise of contamination or instability;

- b. The nature, extent and source of the instability or contamination and (for contamination), the potential pathways;
- c. The risks associated with the instability or contamination and who these are likely to affect; and
- d. A strategy which sets out measures to remediate any instability or contamination;

The developer may need to provide further information if this initial assessment shows that the risks cannot be reduced to an acceptable level. The relevant permits or permissions should be obtained for all site investigations.

7. When development may create additional noise, during construction or operation, or when new development would be sensitive to the existing noise environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced) proposals should include a noise assessment proportionate to the scale of development and the level of concern which sets out:
 - a. Whether or not an adverse effect on health and quality of life is occurring or is likely to occur;
 - b. The level of any adverse effect as defined in the Noise Policy Statement for England Explanatory Note and the noise exposure hierarchy table¹; and
 - c. Whether a good standard of amenity can be achieved taking into account appropriate mitigation measures. Such measures should not make the development unsatisfactory in other respects.
8. The noise assessment should be prepared by an experienced specialist and follow industry good practice as set out in Professional Practice Guidance on Planning and Noise (ProPG). Proposals which result in an observed adverse effect² will be permitted where mitigation can either remove the effect or reduce it to a minimum. Proposals which cannot be practicably amended to prevent an unacceptable adverse effect² or to avoid a significant observed effect² will not be permitted.
9. One of the special qualities of the Shropshire Hills AONB is its tranquillity. Proposals should consider how they can protect the designated area from noise disturbance in line with Policy DP24 and how its tranquillity could be further enhanced through specific improvements in soundscape, the provision of green infrastructure in accordance with Policy DP14 and the use of quiet modes of access.
10. It is important for people and wildlife to have the right levels of lighting in the right place and for it to be used at the right time. If any of the following apply:
 - a. An existing light installation makes the proposed location for development either unsuitable, or suitable only with appropriate mitigation;
 - b. Light levels in the environment around the site would be materially changed;
 - c. The light levels proposed by the development are likely to adversely affect the use or enjoyment of nearby buildings or open spaces;
 - d. The impact of new lighting conflicts with the needs of specialist facilities that require low levels of surrounding light;
 - e. The development is in or near a protected area of dark sky or an intrinsically dark landscape which would be conspicuously affected by new lighting;
 - f. If new lighting would have an impact on safety; or
 - g. If new lighting would have a significant impact on a protected site or protected species (in accordance with Policy DP12) or if it is likely to create light pollution that would affect the behaviour of wildlife;

Then proposals should include a proportionate assessment detailing where the light shines, when it shines, how much light is likely to shine, any likely impacts on public amenity and habitats or species and how these can be appropriately mitigated. An explanation of the need for the lighting and its benefits e.g for sports facilities, should accompany the assessment. Proposals which cannot be practicably amended to prevent or avoid an unacceptable adverse effect from light pollution will not be permitted.

11. Planning decisions should take wider security and defence requirements into account. Development proposals within a designated Ministry of Defence Safeguarding Zone must ensure that they have no adverse effect on an operational defence site,

1. As set out in national guidance.

2. As set out in the noise exposure hierarchy table.

Explanation

- 4.166. The NPPF sets out the need for local authorities to prevent development from contributing to, or being put at risk from, unacceptable levels of soil, air, light or noise pollution or land instability. The aim is to ensure that new developments do not harm existing residents, future residents or the natural environment and that soil quality is conserved. This includes minimising air, noise and light pollution, to ensure that new developments are not harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that the local plan should seek to avoid and mitigate the impacts of pollution associated with development.
- 4.167. There are two Air Quality Management Areas (AQMA) in Shropshire, in Shrewsbury and Bridgnorth. Both are within the urban area where air pollution results mainly from traffic. Air quality will be considered when assessing development proposals, particularly in or near the AQMAs and where significant doubt arises as to the air quality impact then a cautious approach will be applied.
- 4.168. Background levels of ammonia in the air, and nitrogen loads deposited on natural habitats are generally well above the levels and loads recognised as causing damage throughout Shropshire. Developments such as larger-scale combustion processes, industrial biomass boilers, anaerobic digesters and intensive livestock units may need a Habitat Regulation Assessment in line with Policy DP12 and in any event will need to pay particular attention to mitigation measures to avoid further impacts.
- 4.169. 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
- 4.170. The re-use of brownfield land is often seen as having a number of benefits: it is a form of recycling; it can regenerate and decontaminate an area, and it reduces the need for greenfield development. Therefore, the re-use of brownfield land should be preferred wherever possible, bearing in mind the viability of development and the potential for land to acquire biodiversity value.

- 4.171. Over many years, the re-use of brownfield land has enabled contamination to be addressed where necessary. There are sites in Shropshire where some historic contamination is possible, so the decontamination and re-use of land is likely to continue for some time. In order for development to go ahead, the possibility, nature and extent of any contamination will need to be investigated; any disturbance of contaminants will need to avoid environmental damage and unacceptable health risks, both during and after development; and remediation measures will need to be introduced, as necessary.
- 4.172. Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level. An appropriate noise assessment will also be needed where new development would be sensitive to existing noise sources. This should consider noise arising from all sources. The Ministry of Defence should be consulted where the existing noise source is related to defence activities.
- 4.173. Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and by only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground, sited to minimise any impact on adjoining areas, and be of a height and illumination level of the minimum required to serve their purpose.
- 4.174. Internal and external lighting is important for sports facilities. Sport England has published a design guide for artificial sports lighting⁹ which should be followed when new lighting for recreation and sports facilities is proposed.
- 4.175. The Shropshire Hills AONB Management Plan sets out the special qualities (reasons for designation) of the Shropshire Hills Area of Outstanding Natural Beauty. These include tranquillity. The Management Plan can be a material consideration for all planning proposals affecting the designated area (see also Policy DP24).
- 4.176. Planning decisions should take public safety, security and defence requirements into account. Wider public safety issues are covered in Policy SP6, but Shropshire has a number of military establishments where the Ministry of Defence (MOD) have designated a safeguarding zone. Development in these zones has the potential to affect defence activities and the MOD should be consulted on all applications affecting these areas. Permission will not be granted where adverse effects on operational defence sites cannot be avoided.

⁹ Sport England, (2012), <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/artificial-sports-lighting-design-guide-2012-051112.pdf?id6lPDBxvEehglfTpKhcJMTu0wKmOrx>

DP19. Water Resources and Water Quality

Development must not adversely affect the quality, quantity and flow of both ground and surface water and must ensure that there is adequate water infrastructure in place to meet its own needs.

1. Development proposals which would lead to deterioration or compromise the ability of those water bodies covered by the Water Framework Directive to meet good status standards, both during construction and when operational, will not be supported.
2. Development proposals in a groundwater Source Protection Zones (SPZ) must show how they have:
 - a. Considered the potential to encounter shallow groundwater. If shallow groundwater is likely, the Council will expect the development to restrict the use of soakaways; and
 - b. Avoided direct discharge of hazardous substances to groundwater; and
 - c. Considered the potential for historic contamination to be encountered. Where historic contamination is likely, the Council will expect development to restrict deep penetrative foundation methods.
3. Proposals in Source Protection Zone 1 are not encouraged.
4. Proposals are required to demonstrate that they will be served by adequate water infrastructure in terms of water supply, foul drainage, wastewater and sewage treatment, without leading to significant problems for existing users or contamination of waterways (rivers or streams), clean water supply, surface water or groundwater. In particular, proposals should show how development will be phased to allow the relevant water company sufficient time to undertake any necessary capacity improvement works to the existing water supply, wastewater and foul drainage networks and waste-water treatment works prior to construction and occupation of the development. Where development is bought forward in advance of planned capacity improvements by the relevant water company through their Asset Management Process, any required capacity improvements should be delivered via agreement between the developer and the water company.
5. In order to avoid any adverse impacts of new development on the existing foul drainage network, all development proposals are required to:
 - a. Demonstrate how foul flows will be drained and identify the agreed point of connection to the public foul drainage network; and
 - b. Demonstrate that sewerage and surface water will drain separately. Where a development is connecting to a combined system, the drainage system proposed on site must remain separate up to the point of connection; and
 - c. Assess the potential impacts of non-mains drainage on water quality to ensure no detrimental impact on the water environment in accordance with Policies DP12, DP13, DP14, DP17, DP18, DP23 and DP24.
6. Proposals should help to conserve and enhance existing watercourses and riverside habitats in line with Policy DP12 wherever possible. Management, mitigation and compensation measures should aim to improve water quality and create or enhance riverine and aquatic habitats.
7. Consideration should be given to opportunities to undertake river restoration and enhancement as part of a development to make space for water. Enhancement opportunities when renewing assets will be encouraged, where viable (e.g. de-culverting, the use of bio-engineered river walls, raising bridge soffits to take into account climate change).

Explanation

- 4.177. In England and Wales development is required to comply with the Water Framework Directive, through meeting the relevant River Basin Management Plans' requirements. For Shropshire, the Severn River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery. Any development must safeguard these important water resources and protect and improve water quality with an overall aim of getting water bodies to 'good' status as defined by the Water Framework Directive.
- 4.178. Water is an important and essential resource that needs to be managed in a sustainable way, so that it may continue to support Shropshire's homes, farms, industry, recreation and biodiversity. The mains supply provides most of Shropshire's drinking water, but private water supplies are a significant feature of some remoter rural areas. These private supplies are sourced from ground water and surface water. Surface and ground water are important to people and the wider natural environment, so their use needs to be sustainable, sources need to be safeguarded from pollution and over-abstraction and development needs to avoid contamination or obstruction.
- 4.179. The prevention of pollution to rivers, clean water supply, surface water and groundwater are important environmental considerations for the Plan. The Environment Agency has designated Source Protection Zones (SPZ) in Shropshire for clean water supply. Development activities pose a risk in these areas and this policy seeks to safeguard the most sensitive zone (SPZ1) and to minimise harm arising from development in zones 2 and 3. Important water quality restrictions apply to development in the River Clun catchment and this issue is covered by Policy DP13.
- 4.180. The phasing of new sewerage and waste-water treatment infrastructure, which may be required to serve new development, will need to avoid overburdening water resources. The Shropshire Water Cycle Study (2020) assesses the impact of new development on the county's water infrastructure and shows where development may be dependent upon upgrading and enlarging the existing network.
- 4.181. Existing watercourses play an important role in maintaining biodiversity, promoting wellbeing and supporting recreation and tourism and they are key connectors in the green infrastructure network. This policy recognises this and seeks to add value to the benefits they already deliver and enhance their contribution to the natural environment wherever possible in accordance with Policies DP12, DP14, DP18 and DP24.

DP20. Water Efficiency

All new development will be expected to minimise the use of water to reduce environmental degradation, increase sustainability and mitigate the effects of climate change in line with Policy SP3. To achieve this:

1. New housing will be expected to meet the Building Regulations' 110 litres per person per day standard for water¹, as recommended by the Shropshire Water Cycle Study. Proposals not meeting this standard must demonstrate how and why it cannot be attained.
2. Non-domestic buildings will be expected to reach 'Good' BREEAM status or equivalent status within an alternative assessment endorsed by Shropshire Council, for water efficiency as a minimum, unless it can be demonstrated that this would make the development unviable.
3. Major development schemes will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of bringing about behavioural change with regards to water use.

¹ As currently set out in Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments).

Explanation

- 4.182. Water resources are under pressure in England. The Shropshire Water Cycle Study (2020) reports that the Environment Agency and Natural Resources Wales' assessment of the Severn Trent and United Utilities supply regions classes them as areas of "moderate" water stress. Lowering water consumption levels is therefore important to prevent further deterioration.
- 4.183. It is widely recognised that the climate is changing and in response Shropshire Council declared a climate emergency in May 2019. Climate change is predicted to increase pressure on water resources, increasing the potential for a supply-demand deficit in the future, and making environmental damage from over abstraction of water resources more likely. Furthermore, the delivery of water and wastewater services and the heating of water in the home require high energy inputs, and therefore contribute directly to emissions of greenhouse gases. Water efficiency thus reduces energy use and carbon emissions.
- 4.184. It is important therefore that new development does not result in an unsustainable increase in water abstraction. This can be achieved in a number of ways but this policy focusses on reducing the water demand from new housing.
- 4.185. The Government has introduced an optional new Building Regulation standard that can be required through a Local Plan policy if it addresses a clearly evidenced need and its impact on viability has been considered. The Council can then apply the optional requirement as a planning condition on residential development proposals. This will be overseen by Building Control bodies (local authorities or approved inspectors). The optional requirement set out in the Building Regulation restricts water use to 110 litres per person per day whereas the normal requirement is 125 litres per person per day. The Shropshire Water Cycle Study recommends that new residential development in Shropshire adopts the 110 litres per person per day standard. This has been considered through the Shropshire Viability Study and forms the basis for this policy. It can be met through either a fittings-based approach, which imposes maximum consumption rates for various fittings such as WCs, basin taps, and showers, or by calculating the whole house water consumption using a 'water efficiency calculator' for new dwellings.

DP21. Flood Risk

The safeguarding of people and property and mitigation of the effects of climate change in accordance with Policy SP3 will be achieved by directing development to areas at least risk of flooding. Where development is permitted, the causes and impacts of flooding as well as residual flood risk, will be reduced through design measures, wherever possible.

1. Development proposals must show how they have applied the Sequential Test¹ in areas known to be at risk of any form of flooding now or in the future, including those:
 - a. In an area which has critical drainage problems (as notified to Shropshire Council by the Environment Agency); and
 - b. Where the proposed location of the development would increase flood risk elsewhere.
2. The Sequential Test is not needed for:
 - a. Development on land allocated in this plan unless the use of the site, or is not in accordance with the use specified in this Plan.
 - b. Development in Flood Zone 1 unless the Shropshire Strategic Flood Risk Assessment (SFRA) or other more recent information indicates that there may be flooding issues now or in the future (for example through the impact of climate change; or
 - c. Minor development² and changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site. In these latter cases, the Sequential Test should be applied.
3. Development will not be permitted if the Sequential Test shows that there are reasonably available sites appropriate for the development in areas with a lower risk of flooding. The Sequential Test should be based on the Shropshire Strategic Flood Risk Assessment (Levels 1 and 2) and should clearly set out:
 - a. The flood risk for all forms of flooding on the development site; and
 - b. The extent of the area of search for alternative sites (taking a proportionate and pragmatic approach. Different ownership or the presence of a landowner agreement are not acceptable as reasons not to consider alternatives; and
 - c. The flood risk for all forms of flooding on the alternative sites.
4. If it is not possible for development to be located in an area with a lower risk of flooding then the Exception Test¹ should be applied in line with the Flood Risk Vulnerability Classification³ and for allocated sites, if either:
 - a. Relevant aspects of the proposal had not been considered when the site was allocated; or
 - b. More recent information about existing or potential flood risk is available which shows that the risk (from any form of flooding) has increased since allocation.
5. The Exception Test is not needed for Highly Vulnerable infrastructure³ in Flood Zones 3a and 3b or for More Vulnerable and Less Vulnerable development³ in Flood Zone 3b because these types of development are not permitted. The Exception Test is also not needed for minor development² or changes of use other than to a caravan, camping or chalet site, or to a mobile home or park home site.
6. Development requiring the Exception Test will be permitted when it can demonstrate all of the following:
 - a. It provides wider sustainability benefits to the community that outweigh the flood risk;
 - b. Having considered the vulnerability of its users, it will be safe for its lifetime;

- c. It will not increase flood risk elsewhere;
 - d. Where possible, it will reduce flood risk overall; and
 - e. A site-specific Flood Risk Assessment (FRA) shows that:
 - i. Within the site the most vulnerable development is located in the areas with the lowest flood risk, unless there are overriding reasons to prefer a different location;
 - ii. It is appropriately flood resistant and resilient;
 - iii. It incorporates sustainable drainage systems in line with Policy DP22;
 - iv. Any residual risk can be safely managed; and
 - v. Safe access, egress and emergency escape routes are included (where appropriate) in an agreed emergency plan.
7. Where development in Flood Zones 3a and 3b is permitted it should be designed and constructed to remain operational and safe in times of flood. Development permitted in Flood Zone 3b should also be designed and constructed so that it does not:
- a. Impede water flows; and/or
 - b. Increase flood risk elsewhere; and/or
 - c. Result in a net loss of floodplain storage.
8. A site-specific Flood Risk Assessment (FRA) will be required for all development proposals including those for minor development, changes of use:
- a. In Flood Zones 2 and 3;
 - b. In Flood Zone 1 if the site is 1 hectare or above;
 - c. In Flood Zone 1 where there are critical drainage problems;
 - d. On land which either the Shropshire SFRA (Levels 1 and 2) shows, or more recent information indicates, is at increased risk of flooding either now or in the future e.g. through the impact of climate change;
 - e. On land subject to other sources of flooding (surface water, groundwater, infrastructure/sewer failure, reservoir overflow) where development would introduce a more vulnerable³ use; and
 - f. On land in those catchments identified in the Shropshire SFRA Level 2 as being at highest risk from the cumulative impacts of development.
9. The FRA should demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime, taking climate change into account and with regard to the vulnerability of its users. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk. Information on the application of the Sequential and Exception Tests (as required) should be included in the FRA. Further guidance on FRA requirements is given in the Shropshire SFRA Level 1.
10. In those catchments where the cumulative effect of development is likely to have the greatest impact on flood risk, (as set out in the SFRA Level 2) opportunities for the following should be maximised and the FRA should show how all these have been considered:
- a. Natural flood management (in rural areas);
 - b. SuDS retrofit (in urban areas);
 - c. River restoration;
 - d. Wider community flood risk benefits;
 - e. Developer contributions to community flood defences outside the site boundary;
 - f. On- and off-site flood storage and safeguarding of land for such.

11. Where development in the vicinity of watercourses is acceptable, adequate and easy access to watercourses and flood defences should be maintained so that they may be managed by the relevant authority.
12. Development should seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk. New development should demonstrate no loss of open watercourse with culverts being opened up where possible to improve drainage and flood flows. Proposals involving the creation of new sections of culverted watercourse (unless essential to the provision of access) will not be permitted. Development should also help to conserve and enhance watercourses and riverside habitats, through mitigation measures where an adverse impact is identified (in accordance with policies DP12, DP14, DP18 and DP24) and ongoing appropriate management to deliver environmental gain.

1. As set out in national planning policy and guidance.

2. As defined in national planning policy and guidance in relation to flood risk.

3. As set out in the Flood Risk Vulnerability Classification in national guidance

Explanation

- 4.186. This policy synthesises the requirements of the NPPF and the guidance in the NPPG to provide a clear explanation of the process by which planning proposals can minimise flood risk in the first instance and manage residual risk in the second.
- 4.187. The risk of flooding can come from various sources which include rivers (fluvial flooding) overloaded sewers (sewer flooding), rainfall or extreme weather events which can cause ground water flooding (where the water table rises) and surface water flooding (where excess water is unable to soak into the ground or water drainage infrastructure).
- 4.188. This policy is supported by a level 1 and a level 2 Strategic Flood Risk Assessment (SFRA -1 and SFRA-2). The SFRA-1 considers the above sources of flooding and establishes the flood zones in the County. Flood zones are categorised by the likelihood of flooding, with flood zone 1 being the least likely, then flood zones 2 and 3a and finally flood zone 3b. The latter is known as the functional flood plain – those areas of land in Shropshire that are most likely to flood when excess water cannot be contained by rivers or streams. The SFRA-2 considers the flood risk for those sites proposed for allocation in this Plan which were deemed to be at most risk of flooding.
- 4.189. The NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk. Local Plans should apply a risk-based approach to the location of development to avoid where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
 - a. Applying the Sequential Test; and
 - b. If necessary, applying the Exception Test.
- 4.190. The Sequential Test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to sites at higher risk. Where development of the latter cannot be avoided, application of the Exception Test allows development if the flood risk is clearly outweighed by other sustainability factors. The Sequential Test has already been carried out for those sites allocated within this plan, and there is no need for this to be

repeated unless the proposed use differs from the use specified in the allocation. In such cases, the proposed use could be in a more vulnerable category than the allocated use, so the Sequential Test should be applied. Depending on the outcome, the Exception Test may also then be needed. Information on how the Sequential and Exception Tests were applied to this Plan is given in a Sequential and Exception Test document on the Local Plan evidence base web page.

- 4.191. The Sequential Test is applied at all stages in the planning application process, both between different flood zones and within a flood zone. All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.
- 4.192. The Exception Test, as set out in the NPPF, is a method to demonstrate and help ensure that the flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. This policy details the criteria that must be met for the Exception Test to be passed.
- 4.193. This policy sets out when a site-specific Flood Risk Assessment (FRA) is needed to inform a planning proposal. In considering the safety of the development, the FRA must demonstrate the occupants of any new dwellings will have access to an area of safe refuge. Where prior evacuation is the safest option, the refuge should be an area outside of 1% annual exceedance probability flood event from all sources. Where prior evacuation is not preferred, internal safe refuge must be provided. The FRA should provide an evidence base for the Council to determine which option is the safest for that particular proposal.
- 4.194. The effects of flooding are expected to worsen with climate change and this needs to be taken into account when considering development. The Environment Agency has produced guidance on the allowances for climate change for each river basin district. Shropshire falls within the Severn river basin district. Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account as set out in the Shropshire SFRA-1.
- 4.195. Maintenance easements for watercourses are set out in the Shropshire SFRA-1. These are typically a minimum 8m width access strip adjacent to the top of both banks of any Main River and 5m for Ordinary Watercourses, unless agreed otherwise with Shropshire Council. They should be appropriately landscaped for open space, green infrastructure and biodiversity benefits in accordance with Policies DP12, DP14, DP15 and DP16.

DP22. Sustainable Drainage Systems

Developments will integrate measures for sustainable water management to reduce flood risk, avoid adverse impacts on water quality and quantity within Shropshire (including groundwater resources), and provide opportunities to enhance biodiversity, health and recreation in accordance with Policies DP12, DP14, DP15 and DP24.

1. All major developments must incorporate Sustainable Drainage Systems (SuDS) in accordance with Shropshire Council's Surface Water Management: Interim Guidance for Developers or Shropshire Council's SuDS Handbook (whichever is the later), unless such a drainage system can be clearly demonstrated to be inappropriate. SuDS systems should be designed in accordance with the most recent version of the Construction Industry Research and Information Association (CIRIA) SuDS Manual. Where the use of on-site SuDS is not possible, feasible or appropriate, other means of flood prevention and water management may be utilised with the prior agreement of the Lead Local Flood Authority (LLFA). All other forms of development are strongly encouraged to incorporate SuDS wherever these are reasonably practical and viable.
2. Opportunities to achieve multiple benefits in addition to the drainage function, for example through green infrastructure provision and biodiversity enhancements should be sought wherever SuDS are provided in line with Policies DP12, DP14, DP15, DP16, and DP24. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects.
3. Surface water should be managed at source and the provision of SuDS should follow the hierarchy of drainage options as follows:
 - a. Into the ground (infiltration)
 - b. To a surface water body
 - c. To a surface water sewer
 - d. To another drainage system with the permission of the relevant owner
 - e. To a combined sewer

Guidance on what SuDS system would be reasonably practicable for all forms of development can be found in the Shropshire Council SuDS Handbook.

4. All development proposals should be accompanied by a surface water management plan or statement. Where SuDS are being delivered, this should include:
 - a. A management and maintenance plan setting out how the features will be effectively managed for the lifetime of the development and by whom; and
 - b. Arrangements, including financial for adoption by any public authority or statutory undertaker.
5. To reduce the impact of urban creep (the conversion of permeable surfaces to impermeable ones over time) all SuDS serving residential developments should be designed to provide an additional allowance for the lifetime of the development. Guidance on the allowance, based on housing density, is provided by the LLFA.
6. All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)¹ storm event with an allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance. Brownfield run-off rates at the site boundary should be reduced as close as reasonably practicable to greenfield run-off rates. Regardless, where there is opportunity, all run off rates should be reduced to the minimum feasible. Proposals will need to demonstrate that the discharge location has sufficient capacity to receive the post development flows. Proposals will also be

expected to have no adverse effect on the receiving water bodies, both during construction and when operational.

¹ 1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year.

Explanation

- 4.196. The Council will expect all major developments, (as defined in Annex 2 of the NPPF), to include sustainable drainage measures in the form of Sustainable Drainage Systems (SuDS). SuDS provide opportunities to; reduce the causes and impacts of flooding; reduce the burden on traditional water management systems such as sewers; remove pollutants; and provide amenity, recreation and biodiversity benefits. They should be considered at an early stage in the design process and be reflected in the site layout.
- 4.197. Wherever possible the Council will require SuDS to be naturalistic, using softer green infrastructure options. In any event, SuDS should consider the following:
- a. Integration with existing landscape;
 - b. Tree planting provision fed by groundwater runoff that functions effectively in place of attenuation tanks;
 - c. Additional capacity to cater for future development; and
 - d. Techniques including, but not limited to, permeable pavements, swales, basins, rain gardens, green roofs, rainwater re-use, infiltration trenches, ponds and wetlands.
- 4.198. SuDS have benefits not only in terms of biodiversity, green infrastructure and place making but they also help reduce the cost and burden of future maintenance over the lifetime of the development and minimise the risk of drainage failures as a consequence of neglect. The lifetime of development is considered to be 100 years for residential and 60 years for commercial properties.
- 4.199. Schemes for SuDS need to avoid causing contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should: only dispose of clean roof water into clean, uncontaminated ground; not be used for foul discharges or trade effluent; and may not be suitable within Source Protection Zone 1 (see also Policy DP19).
- 4.200. The SuDS elements of the policy apply to major development. Small-scale developments will be encouraged to adopt elements of SuDS wherever practicable, including the provision of permeable surfaces within the site, e.g. on front gardens or car parking areas.
- 4.201. Further guidance on SuDS can be provided by Shropshire Council as the Lead Local Flood Authority (LLFA) by reference to the Shropshire Council SuDS Handbook and through the Construction Industry Research and Information Association (CIRIA) SuDS Manual.

DP23. Conserving and Enhancing the Historic Environment

Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset's significance.
3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.
4. Ensuring that proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that on balance, the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account:
 - a. The degree of harm or loss of significance to the asset and/or its setting; and
 - b. The importance of the asset; and
 - c. Any potential beneficial use.
5. Where such proposals are permitted, measures will be required to:
 - a. Mitigate and record the loss of significance to the asset and/or its setting; and
 - b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact.
6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning documents, where applicable.

Explanation

- 4.202. This policy sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.
- 4.203. Heritage assets are buildings, monuments, sites, places, areas or landscapes that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments. Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings (including those associated with our

industrial past such as canals, warehouses and other similar structures) historic farmsteads, the historic character of the landscape as expressed in the patterns of fields and woods and includes locally derived building materials and the distinctive forms, details and design of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.

4.204. Through their contribution to the character of the County, heritage assets play an important role in promoting economic regeneration and growth.

4.205. This policy is based on the following hierarchical approach:

- a. Wherever possible, avoid harm or loss to the significance of heritage assets, including their settings;
- b. Where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide mitigation measures for any loss of significance to the affected heritage asset, including the setting;
- c. Where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance.

4.206. In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets including their setting, is fully understood. A Heritage Assessment is therefore required for any development proposals which is likely to affect the significance of a heritage asset, including its setting. Where necessary, the Heritage Assessment should include a qualitative visual assessment to show how the proposal affects the heritage significance of its surroundings. Heritage Assessments will be needed for any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Monument; a World Heritage Site or a Registered Park and Garden; a Registered Battlefield and all non-designated heritage assets.

4.207. The level of detail provided in a Heritage Assessment should be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.

4.208. Heritage assets are a finite, non-renewable resource and great care must be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy.

4.209. Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to mitigate the loss will be required. These may include but are not limited to, design or landscaping measures and/or the use of appropriate building materials or construction methods in accordance with

relevant policies of this Plan. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publicly accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale.

- 4.210. Shropshire has a rich diversity of heritage assets, which make an important contribution to the County's character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets in line with Policy DP14 to provide benefits to both the natural and historic environment.

DP24. Shropshire Hills Area of Outstanding Natural Beauty

Great weight will be given to conserving and enhancing the landscape and scenic beauty of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) by limiting the scale and extent of development in the designated area.

1. Planning proposals affecting the Shropshire Hills AONB are encouraged to positively and appropriately contribute towards conserving and enhancing its natural beauty, in accordance with the AONB Management Plan. In particular, opportunities to deliver the highest quality design (in accordance with Policies SP5 and DP16) which respects the natural beauty and built heritage of the Shropshire Hills AONB; enhances the sense of place and local character; and enables better management of wildlife sites, heritage assets or the wider countryside; should be maximised.
2. Proposals for major development (as defined within Annex 2 of the NPPF) within the Shropshire Hills AONB should be accompanied by a proportionate assessment setting out:
 - a. The need for the development, including in terms of any national considerations and the impact of permitting or refusing it on the local economy;
 - b. The cost of, and scope for, developing outside the designated area, or meeting the need for that development in some other way; and
 - c. Any detrimental effect on the environment, the landscape (see Policy DP17 also) and recreational opportunities and the extent to which that could be moderated.

Permission will be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest based on a consideration of issues a to c above.

3. Where major development is permitted in the Shropshire Hills AONB, mitigation and compensation measures to offset any residual environmental, landscape or recreational impacts will be required in line with policies DP12, DP14, DP15, DP16, DP17, DP18, DP19 and DP22. These measures should be compatible with the conservation of the designated area and the priorities set out in Shropshire Hills AONB Management Plan and must be demonstrably capable of being implemented to ensure that harm is minimised.
4. Planning proposals for minor development in the Shropshire Hills AONB and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the AONB (as set out in the AONB Management Plan) will be resisted in the interests of conserving the area's natural beauty.

Explanation

- 4.211. Areas of Outstanding Natural Beauty (AONB) represent areas of the highest scenic quality, and, in landscape terms, are deemed in government policy to have equal landscape quality and protection to National Parks. The primary purpose of the Area of Outstanding Natural Beauty designation is to conserve and enhance natural beauty.
- 4.212. 'Natural beauty' encompasses the natural and human elements that make the AONB distinctive – geology and landform, climate and soils, wildlife and ecology, the history of human settlement and land use, archaeology and buildings, cultural associations and people. In line with national policy, great weight will be given in planning decisions to the purpose of AONB

designation, and account taken of the policies and guidance within the AONB Management Plan as a material consideration.

- 4.213. The legal framework for Areas of Outstanding Natural Beauty is set out in Part IV of the Countryside and Rights of Way Act 2000 (CROW). Section 85 of the CROW Act places a legal duty on the Council: “In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.”
- 4.214. The National Planning Policy Framework(NPPF) advises that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty” but also that due regard is had to the economic and social well-being of all rural communities.
- 4.215. This policy reflects the strategic objectives of this legal framework, giving priority to the natural beauty of the Area of Outstanding Natural Beauty.
- 4.216. The Shropshire Hills Area of Outstanding Natural Beauty is a living landscape encompassing a variety of character areas and a range of settlements. The key components of the AONB landscape are the hills, farmed countryside, woodlands, rivers and river valleys. Other special qualities are found across the whole designated area and include, geology, wildlife, heritage assets, environmental and scenic quality, tranquillity, culture and opportunities for enjoyment.
- 4.217. The Shropshire Hills AONB covers two local authority areas: Shropshire and Telford and Wrekin. The Councils work together to safeguard the future of this shared nationally protected area through the Shropshire Hills AONB Partnership. The AONB Partnership prepares the statutory 5-year AONB Management Plan and this is then formally approved by both local authorities. The AONB Management Plan may be used to as a material consideration in the determination of planning applications.
- 4.218. All development in the AONB should be sustainable, consistent with the primary purpose of the designation and support the special qualities of the AONB as set out in the AONB Management Plan.
- 4.219. Section 1 of policy expects all development affecting the Shropshire Hills AONB to conserve the area’s natural beauty. Development should also, wherever possible, provide for positive enhancement. The Council recognises that not all development can enhance natural beauty, but where there are opportunities to do so, then these should be taken.
- 4.220. Section 2 of the policy is taken from paragraph 172 of the NPPF which sets out a public interest exception test for major development: this Plan policy uses the definition of major development in Annex 2 of the NPPF. In applying this policy, the Council will require developers to provide an assessment proportionate to the scale of the proposal and its effect, for all major development within the AONB. Reference should be made to the relevant sections of the AONB Management Plan in preparing this assessment and to other policies in this plan which cover natural and historic assets, landscape and visual amenity, design of development and green infrastructure (SP5, DP12, DP14, DP15, DP16, DP17, DP18, DP19 and DP22).

- 4.221. Section 3 of the policy covers those instances where major development passes the tests set out in section 3 and is permitted. In these circumstances, any harm remaining after the detrimental effects on the environment, the landscape and recreational opportunities have been moderated, will require mitigation measures in the first instance and compensation measures in the second. The AONB Management Plan contains information on such measures. Applicants should also be able to demonstrate that all mitigation and compensation measures do not cause harm in themselves and are capable of being implemented, preferably before work commences, but in any event, during the lifetime of the permission.
- 4.222. Section 4 of the policy relates to minor development in the AONB and any type of development outside the designated area which is likely to have a significant adverse effect on the AONB's special qualities. Section 85 of the CROW Act requires the Council to have regard to Area of Outstanding Natural Beauty purposes in the exercise of their functions not only in relation to land within the AONB itself but also as they might affect land in an AONB. For example, views into and out of the Area of Outstanding Natural Beauty from key visitor viewpoints can be very significant. Developments which, by virtue of their nature, size, scale, siting, materials or design are likely to have a significant adverse impact, on the natural beauty and special qualities of the Shropshire Hills AONB will be resisted. Where less than significant adverse effects are identified, it must be remembered that these still erode natural beauty and moreover, they may accumulate over time to create a significant effect in combination. All such lesser adverse effects should be minimised wherever possible.

Transport and Infrastructure

DP25. Infrastructure Provision

1. New development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by other means.
2. For new development where the Community Infrastructure Levy (CIL) applies, priority will be given to using CIL funds to support any critical or statutory infrastructure requirements resulting from the development.
3. CIL funds derived from specific development which are not required to make the development acceptable in planning terms, will be prioritised according to the infrastructure needs of communities identified in the Shropshire Place Plans and the Local Infrastructure Plan.
4. On proposals where it is considered CIL funds will not be sufficient to meet the specific infrastructure needs of development, consideration will be given to applying additional Section 106 contributions for specific infrastructure items where this meets national requirements for planning obligations.
5. For development where the CIL does not apply, necessary infrastructure improvements will be secured through planning obligations where this meets national requirements.

Explanation

- 4.223. It is fair that the burden of new infrastructure is shared by all development, in proportion to its scale. It is also important to ensure that development remains viable in order to ensure delivery. Many of the site allocations contained in the Local Plan contain a number of on-site requirements of development and it is expected that these will be delivered either through on-site design or through developer contributions.
- 4.224. The Shropshire Place Plans are documents which bring together a range of information about a defined area, including the identified infrastructure needs of settlements and their relative priority. They are developed in collaboration with local parish and town council and infrastructure providers. They include a focus on local needs such as highways, flood defences, educational facilities, medical facilities, sporting and recreational facilities and open spaces. The Shropshire Local Infrastructure Plan provides a composite of the needs identified in the Place Plans with a focus on the highest priority issues, including those critical needs necessary to ensure development can happen.
- 4.225. Since 2012 the Council has operated a Community Infrastructure Levy (CIL) on new market housing development. The rates imposed on liable new development are captured in the adopted CIL Charging Schedule which applies two rates for the County: urban and rural. These rates can only be changed through a formal review of the CIL Charging Schedule. A key benefit of CIL is that funding from several developments can be pooled to support the delivery of a single piece of infrastructure in recognition of the cumulative impact of development. However, in the first instance it is expected that the use of CIL funds will be used to meet the needs of new development and

should not be used to remediate any existing infrastructure constraints, except where these are exacerbated by the new development.

- 4.226. To ensure the viability of development, Policy DP25 provides a clear prioritisation for the use of CIL funds. In the first instance the statutory and critical needs of a development that are required to make a development acceptable should be met. This includes necessary education provision directly resulting from the development, as well as contributions to local and strategic highway improvements and the provision of additional health facilities. Where the CIL derived from a scheme is not required to meet the needs of that development, the CIL will be used to fund wider priorities identified in the relevant Place Plan.
- 4.227. In some cases it is likely that the CIL derived from a development will be insufficient to meet the specific infrastructure needs of that proposal. In these instances the Council will consider applying additional Section 106 contributions to development where these are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development. It is expected this is only likely to be necessary on larger proposals of over 50 dwellings. Where this is considered necessary, consideration will be given to the viability of the proposal.

DP26. Strategic, Renewable and Low Carbon Infrastructure

The delivery of sustainable communities in Shropshire relies on the provision of new strategic infrastructure and the continued operation of existing strategic infrastructure. Proposals which are likely to affect an internationally designated wildlife site will require a project level HRA in accordance with Policy DP12.

Existing Strategic Infrastructure

1. Development will be expected to demonstrate that it will not adversely affect, either directly or indirectly, the continued operation and potential expansion of existing strategic infrastructure.

New Strategic Infrastructure

Non-wind renewable and low carbon development

2. Non-wind renewable and low carbon development will be supported where its impact is, or can be made, acceptable. To aid in this determination, all applications should be accompanied by an assessment of the proposal's effect on the following during both the construction and operational stages:
 - a. Visual amenity (including the considerations within Policy DP17);
 - b. Landscape character (including the considerations within Policy DP17);
 - c. Natural assets (including the considerations within Policy DP12);
 - d. Historic assets (including the considerations within Policy DP23);
 - e. Air quality, noise and public amenity (including the considerations within Policy DP18);
 - f. Water quality and water resources noise (including the considerations within Policy DP19);
 - g. Traffic generation and the nature of vehicle movements;
 - h. The Shropshire Hills AONB (including the considerations within Policy DP24);
 - i. Hydropower applications should pay attention to fish stocks and normally be accompanied by a Flood Risk Assessment (see also Policy DP21);
 - j. Biomass, energy from waste, biogas and anaerobic digestion proposals should also address the impact on vibration, odour and dust (the latter for biomass and energy from waste only). Opportunities to recover heat and power are encouraged in accordance with Policy SP3; and
 - k. Large scale ground mounted solar photovoltaic solar farm proposals should show how they have made effective use of previously developed and non-agricultural land. Where a proposal requires the use of agricultural land, poorer quality land should be used in preference to land of a higher quality (see also Policy DP18). Proposals should allow for continued agricultural use wherever possible and/or encourage biodiversity improvements around arrays. The assessment should pay particular attention to the impact of glint and glare on neighbouring land uses and residential amenity as well as aircraft safety, (including defence operations).
3. The assessment should be proportionate to the development proposed and include sufficient information to allow for an accurate evaluation of all impacts, both negative and positive. It should cover necessary ancillary development such as security measures, lighting, access tracks and fencing. Impacts should be considered cumulatively against those existing or consented development types with similar impacts in the surrounding area. Mitigation measures to remove or reduce adverse impacts should be identified.

Wind energy development

4. In addition to the above criteria for non-wind schemes, proposals for wind energy development of any scale (excluding microgeneration) will only be approved if:
 - a. The proposed site is in an area identified as suitable for wind energy development in an adopted Neighbourhood Plan; and
 - b. Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Monitoring and Decommissioning

5. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports.
6. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.
7. Where appropriate, planning obligations will be sought in order to secure the after-use, long term management and maintenance of the site.

Explanation

- 4.228. Strategic infrastructure includes transport, water management, telecommunications, broadband and energy generation, including decentralised, low carbon and renewable energy. Policies DP25, DP27 and DP28 cover developer contributions for new infrastructure, broadband and mobile communications and transport respectively, whilst Policy DP19 covers water infrastructure.
- 4.229. It is important to ensure the continued operation and potential for necessary expansion of existing strategic infrastructure, which makes an essential contribution to the sustainability of communities in Shropshire.
- 4.230. It is equally important to ensure that new strategic infrastructure is positively considered where it will contribute to national priorities and/or locally identified requirements and this contribution outweighs any potential adverse impacts. Such infrastructure has the potential to support to the sustainability of communities in Shropshire in the same way as existing strategic infrastructure.
- 4.231. Locally identified requirements for strategic infrastructure derive from the requirements of national policy and infrastructure planning programmes. These requirements are identified in the Implementation Plan or Place Plans.
- 4.232. Planning applications for Nationally Significant Infrastructure Projects are decided by the Planning Inspectorate rather than Shropshire Council. Such decisions are guided by National Policy Statements which also provide useful guidance for local decision making. Further information is available at: <https://infrastructure.planninginspectorate.gov.uk/>
- 4.233. Planning applications for other strategic infrastructure in Shropshire will be determined by Shropshire Council. This policy supplements national

guidance, identifying criteria which are intended to be used as a benchmark against which to assess such proposals.

- 4.234. Generating heat and electricity from renewable and low-carbon technologies is a good way of reducing carbon emissions, but government guidance makes it clear that the infrastructure required needs to be located and designed to avoid negative and unsustainable environmental impacts. The suitability of specific sites for development needs to be determined on an individual site basis, taking account of a range of relevant planning considerations. Applicants should show how those issues listed in the policy have been assessed. Where a particular technology is unlikely to give rise to an impact on one or more of the factors listed, the assessment should explain why this/these have been omitted.
- 4.235. The cumulative impacts of renewable and low carbon development require particular attention. Infrastructure developments may have combined effects where similar developments exist or are planned in the area—for example, installing a solar array where there are others, either already constructed or with planning permission, may raise concerns about changes to landscape character and loss of visual amenity. Similarly, a grouping of biomass or energy from waste proposals may lead to unacceptable traffic impacts. These cumulative effects can stretch beyond Shropshire's boundaries and applicants should be aware of the need to consider a wider sphere of influence in such situations.
- 4.236. The National Planning Policy Framework (February 2019) states that applications for new wind energy development involving one or more turbines should not be considered acceptable unless they are in an area identified as suitable for wind energy development in the development plan (this can be either the Local Plan or a Neighbourhood Plan). This Local Plan does not identify such areas, but Neighbourhood Plans are encouraged to do so.

DP27. Broadband and Mobile Communications Infrastructure

1. Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, social inclusion and community safety.
2. Development proposals will be expected to provide the infrastructure for broadband and mobile communications as essential utilities.

Broadband Provision

3. Residential and commercial developments including change of use or conversion of existing buildings will be expected to deliver:
 - a. Gigabit-capable broadband infrastructure using 'fibre to the premises' technology wherever practical, recognising that provision in residential developments of less than 10 dwellings or small-scale employment developments may be subject to viability constraints affecting the development; OR
 - b. Alternative gigabit-capable technologies where justified for reasons including viability, distance from the network or other constraints preventing 'fibre to the premises'.
4. Residential and commercial developments including change of use or conversion of existing buildings will also deliver passive ducting wherever possible, to facilitate the delivery of competitive fibre broadband services.

Mobile and Fixed Wireless Network Provisions

5. Residential and commercial developments will be expected to:
 - a. Maintain and improve connectivity to mobile voice and data communications networks;
 - b. Ensure that new mobile and fixed wireless network apparatus is appropriately located and sympathetically designed to reduce their visual impacts on the surrounding area by mounting the apparatus:
 - i. On existing installations used for that purpose; or then
 - ii. On buildings where the apparatus will not cause any adverse impacts; or then
 - iii. On new installations with capacity for both the proposed and future apparatus;
 - c. Ensure that where technical evidence justifies the provision of new installations for mobile and fixed wireless infrastructure, the applicant will demonstrate:
 - i. That existing installations or buildings cannot be used; and
 - ii. The new installation is of an appropriate scale, suitably located preferably on a private site with restricted access, sympathetically designed, reduces any impacts on both the area surrounding the new installation; distant views from publicly accessible locations or views from any other sensitive sites;
 - d. Demonstrate that new mobile installations or adaptations (including the addition of network apparatus) will safeguard public health in relation to the individual effects of the new proposal and the cumulative effects of all network facilities in that location.

Explanation

- 4.237. Delivering high quality, digital infrastructure that meets the needs of businesses and communities is a key priority within Shropshire's Economic Growth Strategy. This recognises that the provision of the best available digital connectivity is also an essential utility for businesses and communities. The intention is to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers and residents, supports how they choose to work and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.
- 4.238. This connectivity is an essential utility and should be provided to communities as a means to support their quality of life, to facilitate social inclusion and to reduce the need to travel to access work, services and leisure opportunities. This connectivity should now be provided as an integral component of new development to secure the long-term social and economic vitality and viability of Shropshire's communities. Shropshire Council recognises the need to balance the delivery of the best available connectivity to high-quality communications infrastructure with the viability of new development proposals within any relevant 'cost cap' per dwelling for connection to electronic communication, network connections.
- 4.239. The provision of new digital infrastructure and gigabit-capable access will support agile working, a reduction in commuting and the growth of smart home technology to enable businesses and communities to contribute towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.

Mobile Telephony

- 4.240. There is likely to be a need to establish new mobile and fixed wireless infrastructure over the lifetime of the Local Plan to support new residential and commercial developments. Developers will be expected to consider the need for adequate coverage for mobile communications in all new developments. Where there is a need to build additional capacity, they will be expected to work with Mobile Network Operators to overcome existing locational issues and to address any capacity issues created by their development proposals.
- 4.241. New mobile and fixed wireless infrastructure proposed within designated Ministry of Defence safeguarding zones should through its design or any necessary mitigation, ensure that it does not adversely impact on Ministry of Defence operational sites, informed by appropriate consultation with the Ministry of Defence.
- 4.242. This policy seeks to ensure that all new apparatus makes use of existing installations and sites where possible. Any applications for essential new installations for mobile and fixed wireless infrastructure will be expected to demonstrate the need for the installation and for the proposed location.

Broadband Access

- 4.243. Applicants will be required to actively demonstrate they have considered the need for 'gigabit-capable' broadband infrastructure in their proposals, the digital requirements of the development and the level of connectivity that can be achieved. Where a proposal is classed as major development, applicants should engage with communication providers and/or the local authority to

identify where the development may contribute to, and integrate with, existing broadband infrastructure provision.

- 4.244. All new developments will be expected to conform to the Government's evolving ambition for 'gigabit-capable' broadband infrastructure to be available to all premises in the UK by 2025. As of March 2020, 6.5% of properties in Shropshire had access to full-fibre connections (12.4% in the UK). The costs of installing gigabit-capable broadband infrastructure will be balanced against the increased sales values likely to be achieved by providing fast and reliable broadband speeds in the development.
- 4.245. All developments providing gigabit-capable broadband infrastructure should offer customers a choice of service from various Internet Service Providers. Gigabit-capable broadband means full-fibre technology, but could also comprise cable broadband, fixed wireless and 5G capability. Gigabit-capable broadband infrastructure means any technology that can deliver 1 gigabit per second (1 Gbps is equal to 1,000 Mbps).
- 4.246. Full-fibre broadband infrastructure is where a fibre optic cable provides a broadband connection to each premises rather than using a copper telephone line. The current copper network is expected to become redundant by 2030.

DP28. Communications and Transport

1. Shropshire will continue be an attractive place to live and work by improving its communications and transport networks and supporting the infrastructure and services to widen travel and transport choices and to improve connectivity and accessibility whilst moving towards reduced car dependency and managing the impacts of transport movements on communities and our environment.
2. Responding positively to changes in our climate will require access to better communications infrastructure and more sustainable travel options and services offering choices about the need to travel and the best transport modes. This will help to manage the environmental impacts of travel on climate change, air quality, network noise and public health contributing to the sustainability of communities and protecting our environment.
3. These objectives will be achieved by delivering a sustainable pattern of growth and development, investment in the necessary communications and transport infrastructure and services, facilitating remote access to services and employment and making available, more accessible, safe, reliable, low carbon transport modes and active travel choices through:
 - a. Provision of infrastructure for broadband, mobile and fixed wireless networks offering remote access to employment through mobile/agile working, to retail and commercial services, to social networks, to health and other public services;
 - b. Protection, extension or improvement of footways, cycleways, public rights of way and bridleways for active travel and canals to provide local transport routes to home, work, services and leisure;
 - c. Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes that provide accessible, affordable and responsive transport choices;
 - d. Changes in transport technologies and services towards more sustainable transport modes and choices including ultra-low emissions vehicles, pure electric vehicles, or alternative vehicle systems including autonomous vehicles, provision of infrastructure investment including domestic charging points and commercial charging places and looking towards the provision of enhanced consumer choice in transport services;
 - e. Investment in and promotion of strategic and local highways including the Shrewsbury North West Relief Road and the rail network connecting Shropshire to national and regional networks and linking Shrewsbury with other settlements in the County to drive opportunity, investment and growth of the Shropshire economy;
 - f. Investment in network locations where economic activity or other development will necessitate improvements in communications and transport infrastructure and services; and
 - g. Continuing to support freight movements through and around the County by rail and road, promoting a modal shift from highway networks to commercial rail freight transport and directing commercial traffic movements to appropriate highway routes.

Explanation

- 4.247. Shropshire will continue to promote and support improvements to the communications and transport infrastructure serving the County. This is

central to the delivery of sustainable economic growth and the creation of sustainable patterns of development in the settlements, 'strategic corridors' and 'strategic sites' of Shropshire. This will still require everyone to consider how they contribute to the process of reversing the adverse changes to our climate, global temperature and to our seas and oceans.

- 4.248. This process of improving our connectivity whilst seeking to manage the changes to our global environment requires a positive response to our personal communication and travel needs in the workplace and in our daily lives. It will be important to locate new development on transport networks where travel needs are met; to make alternative modes of travel accessible and affordable and provide access to new technologies to remove the need to travel or to change the environmental impacts of our travel behaviour. It will also be important to move towards a zero carbon economy combined with the solutions offered by investment in travel and transport technologies to bring forward greater consumer choices in sustainable travel and transport services similar to the expanding markets in communications and entertainment services.
- 4.249. Key objectives are to reduce our dependency on private motor vehicles and fossil fuels by using 'active' travel opportunities by walking, 'wheeling' (using all forms of mobility devices or aids for the very young and the very old) or cycling wherever possible before using public transport or 'shared' vehicles and before using private vehicles. This is explained by the Hierarchy of Sustainable Transport that encourages the patterns of behaviour that will move the UK towards its ambition to reduce CO2 emissions from travel, to reduce traffic congestion, dependency on powered transport and reduce the energy requirements of our transport networks. This Hierarchy is a simple decision pathway for everyone to follow when making their travel choices:

Figure DP28.1: Hierarchy of Sustainable Transport



- 4.250. This process of managing change starts with the decision whether we need to travel at all. The most sustainable travel option is to access work, goods, services, leisure and social interaction remotely using electronic communication media or to achieve key elements of these activities in this way, as our first choice, irrespective of age or technological ability. The response to the Coronavirus restrictions shows how we might respond

positively to the effects of global challenges on our lives and realise tangible benefits for ourselves and our local, national and global communities.

- 4.251. This will require the delivery of infrastructure for broadband, mobile and fixed wireless networks to remove the need to travel. This infrastructure investment will support the decision pathway in the Hierarchy of Transport and will help to reduce or avoid adverse impacts on our landscape, townscape and natural and historic environment as well as reducing the effects of our travel patterns on the qualities of our air, rivers, seas, atmosphere and climate.
- 4.252. Development in our settlements will support their role and function and contribute to the vitality and viability of these communities. The cumulative effects of development in settlements may lead to safety issues, congestion, rising emissions, air quality effects and public health issues. Developer contributions to improvements in our transport networks and infrastructure will be encouraged wherever possible, to increase the capacity, function and safety of our footways, cycleways, roads, rail and public transport networks. The Council will consider the implications of this requirement on the viability of development proposals, where necessary.
- 4.253. Local travel options play an essential role in influencing travel behaviour including footways, cycleways (including National Cycle Network), public rights of way, bridleways and the canal network especially within or close to settlements. These strategic and local networks will be protected and enhanced as important local routes through Shropshire. These provide alternative modes of travel for local communities and for tourism and leisure, improve the permeability of neighbourhoods and accessibility to employment and key services. It is important to recognise that walking, wheeling (using mobility devices or aids) and cycling contribute to the health, wellbeing, accessibility and quality of life for many people in our communities.
- 4.254. Passenger transport services reduce the cumulative effects of individual travel choices by helping to lower congestion, improve air quality and mitigate other impacts. The Local Transport Plan identifies public transport networks and service improvements and seeks to support less accessible communities. The extension of community transport networks, the maintenance of Park & Ride and local rail improvements are also encouraged.
- 4.255. A flexible approach to the uptake of new technologies will be promoted to realise the benefits of cleaner and more sustainable communication choices and transport options and services especially in urban environments. This will require the infrastructure to support these alternative technologies to be delivered close to its consumers and to facilitate the delivery of greater consumer choice about transport services. This will enable a more rapid uptake of the technologies including broadband, mobile and fixed wireless networks, domestic vehicle charging points in dwellings and commercial charging places. This will especially support the adoption of sustainable transport modes including ultra-low emissions vehicles, pure electric vehicles, or alternative vehicle systems. The advent of autonomous vehicles lies within the foreseeable future and the strategy of the Local Plan is to support the uptake of this transport option by seeking to facilitate the essential infrastructure for this technology, when it is proven.
- 4.256. The national policy decision to remove petrol and diesel vehicles by 2030 will, along with the move to reduce the need for domestic gas supplies, increase demands for electricity supplies across the network, at sub-station

distribution points and in the 'internal fit' of new homes. Shropshire Council recognises the need to balance the delivery of new infrastructure for domestic electricity usage including electric vehicle charging points (and home heating) with the viability implications for new development arising from essential electricity network upgrades. This will be managed within any relevant 'cost cap' per dwelling for extending electricity networks and improving their supply capacities. This will also consider the potential to deliver decentralised energy sources and to use local distribution networks.

- 4.257. Shropshire will support improvements to the Strategic and Local Highway Networks particularly to support the growth of our local economy. The sub-regional role of Shrewsbury is to be enhanced by the delivery of the North West Relief Road to extend the A53 around the north and west of Shrewsbury. This will complete the existing by-passes to reduce journey times around the town and to increase the connectivity of Shrewsbury in the strategic road network. The Outline Business Case for the Shrewsbury North West Relief Road sets out the case for the construction of this new highway to complete a circular by-pass of Shrewsbury:

'Shrewsbury lies at the intersection of the A5 with the A49 on the Strategic Road Network which by-passes Shrewsbury to the south and east of the town. Within Shrewsbury, a partial ring of local distributor roads also serves the developed areas of the town but again, only to the south and east. The connectivity of Shrewsbury and the built areas of the town are therefore affected by the lack of equivalent road connections serving the north and west of the town. This lack of direct links between the northern and western areas has been a major source of traffic problems for many decades. Consequently, the northern and western approaches to Shrewsbury become heavily congested at peak times. This traffic has to either pass through the town centre or take the longer, alternative route around the A5 and A49 by-passes, adding to congestion within the town centre or on the Strategic Road Network particularly at key by-pass junctions. The existing traffic routes within and around the town are therefore not suitable for managing northern and western traffic and there are no practical alternative routes for most trips other than the provision of a new North West Relief Road to complete a circular by-pass around the town of Shrewsbury'.

- 4.258. The provision of a Shrewsbury Parkway Station will promote rail travel and reduce traffic on the strategic highway network. Shropshire will welcome investment to improve highway safety especially on the A49, or by duelling or partially duelling the A5/A483 north of Shrewsbury and with junction capacity improvements to the A5 Shrewsbury and Oswestry bypasses.
- 4.259. Shropshire recognises its sub-regional role in the movement of freight through the rail network and the A5 / A49 between the English regions, Wales and the seaports serving Ireland. Improvements to freight movements will be facilitated where possible particularly through the direction of commercial traffic to appropriate highway routes and more importantly through the transfer of freight to the rail network. This significant modal shift will be supported to combat climate change and to reduce the impacts on the strategic road network.
- 4.260. Development within designated Ministry of Defence safeguarding zones should through its design and any necessary mitigation, ensure it does not adversely impact on Ministry of Defence operational sites, informed by appropriate consultation with the Ministry of Defence.

DP29. Mineral Safeguarding

1. Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP16.1 of Policy SP16. Applications for non-mineral development which fall within a MSA and which could have the effect of sterilising mineral resources will not be granted unless:
 - a. The applicant can demonstrate that the mineral resource concerned is not of economic value; or
 - b. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or
 - c. The development is exempt as set out in the Explanation below.
2. The buffer zones surrounding safeguarded mineral transport and processing facilities are as follows:

Safeguarded Mineral Transport and Processing Facilities	Buffer Zone
Main access road to mineral site	100m
Haul road within minerals site	50m
Existing mineral processing plant	250m
Extraction area: Sand & Gravel & Clay	100m
Extraction area: Crushed Rock & Opencast Coal	250m
3. Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:
 - a. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or,
 - b. That the identified facilities are no longer required or that viable alternative facilities are available.
4. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;
5. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

Explanation

4.261. Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. National policy recognises that minerals are a finite resource and a key part of our natural capital. In order to conserve mineral resources, every effort will be made to

ensure that, where practicable, known mineral resources are not sterilised by other forms of development.

- 4.262. The boundaries of Mineral Safeguarding Areas (MSAs) and the location of protected mineral transport and processing facilities are illustrated on Figure SP16.1 of Policy SP16. More detailed information is available on an 'interactive' mineral safeguarding map which is available on the Shropshire Council's website.
- 4.263. The MSA includes information the Coal Authority's 'Surface Coal Resource Plan' which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources.
- 4.264. Non-mineral development which is exempt from the requirements of this Policy comprises:
- a. Applications for householder development;
 - b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
 - c. Applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;
 - d. Applications for advertisement consent;
 - e. Applications for Reserved Matters, including subsequent applications after Outline consent has been granted;
 - f. Prior notifications (telecoms, forestry, agriculture, demolition);
 - g. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD);
 - h. Applications for works to trees;
 - i. Applications for temporary planning permission;
 - j. Development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds; and
 - k. Applications for development of national, regional or local significance which outweighs the value of the mineral.
- 4.265. For the purposes of Paragraph 4 of this Policy DP29, where required, the assessment of the effect of the proposed development on mineral resources or mineral handling facilities can form part of any Design & Access Statement.

DP30. Sites for Sand and Gravel Working

1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map.
2. Proposals for mineral working falling outside the allocated areas will be permitted where developers can demonstrate that:
 - a. The proposal would meet an unmet need or would prevent the sterilisation of the resource; and,
 - b. The proposal would not prejudice the development of the allocated sites; or,
 - c. significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites, and would offer significant environmental benefits.

Explanation

- 4.266. National policy guidance requires Shropshire to maintain an adequate and steady supply of sand and gravel during the Plan period, taking account of the existing production guideline established by the West Midlands Aggregate Working Party. The latest approved Local Aggregates Assessment (2019) indicates that, at 0.71mt, sand and gravel production in Shropshire and Telford & Wrekin in 2018 is slightly above both the 10 year rolling average for sand gravel sales (0.68mt) and the same as the 3 year average (0.71mt). The landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF. The permitted landbank was equivalent just over 16 years' production in 2018. The LAA also notes that record levels of housing delivery in 2017 and 2018 mean that annual demand for construction aggregates is not expected to increase demand above the level experienced in those years.
- 4.267. Shropshire is a significant mineral producer, but the majority of sand and gravel working in Shropshire is now from glacial or bunter deposits which are of more variable quality than river terrace materials which have now been largely worked out. Sand and gravel deposits in Shropshire frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite contamination. These characteristics mean that deposits often require additional processing to generate a saleable product.
- 4.268. The majority of the material produced is currently used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products. In 2018 there were 10 permitted sand and gravel sites in the Plan area, 6 of which were operational.

4.269. Shropshire Council will adopt an approach during the Plan Period which increases productive capacity to reflect local growth as set out in Policy SP16 and Table DP30.1:

Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)	
	Production Potential 2016 to 2038 (Mt)
Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank	23
Existing Permitted Reserves	13.5
Saved Local Plan Allocations	4.0
Windfall allowance	10.5
TOTAL Production Potential	28
Production surplus	5

4.270. Regular monitoring will track the production of sand and gravel over the Local Plan period.

DP31. Managing Development and Operation of Mineral Sites

1. Applications for mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled in line with Policies DP12 to DP24 (especially with reference to the need for a project level Habitat Regulation Assessment in DP12). Particular consideration will be given (where relevant) to:
 - a. Measures to protect people and the environment from adverse effects, including visual, noise, dust, vibration and traffic impacts;
 - b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network and the potential to transport minerals by rail. Where opportunities to transport minerals by rail are not feasible there will be a preference for new mineral sites to be located where they can obtain satisfactory access to the Primary Route Network;
 - c. The cumulative impact of mineral working, including the concurrent impact of more than one working in a specific area and the impact of sustained working in a specific area;
 - d. Impacts on the stability of the site and adjoining land and opportunities to reclaim derelict, contaminated or degraded land (Policy DP18);
 - e. Effects on surface waters or groundwater and from the risk of flooding (Policies DP19, DP20, DP21 and DP22);
 - f. Effects on ecology and the potential to enhance biodiversity;
 - g. The method, phasing and management of the working proposals;
 - h. 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;
 - i. Protecting, conserving and enhancing the significance of heritage assets including archaeology.

Where necessary, output restrictions may be agreed with the operator to make a development proposal environmentally acceptable.

2. Mineral working proposals should include details of the proposed method, phasing, long-term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:
 - a. Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area;
 - b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
 - c. A Management Plan, which should address the management requirements during each phase of the proposed development;
 - d. A Reclamation Plan;
 - e. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long-term management and maintenance of the site.

3. Proposals for the working of unconventional hydrocarbons should clearly distinguish between exploration, appraisal and production phases and must demonstrate that they can satisfactorily address constraints on production and processing within areas that are licensed for oil and gas exploration or production. Particular consideration will be given to the need for comprehensive information and controls relevant to the protection of water resources.
4. Where relevant, applications for the winning and working of coal should include proposals for the separation and stockpiling of fireclay so that its value as a mineral resource can be captured.
5. 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 produce locally distinctive building and roofing stone consistent with the objectives of Policy SP5 and other relevant policies of the Local Plan.
6. Where ancillary development is proposed, proposals should include satisfactory measures to minimise adverse effects, including:
 - a. Locating the ancillary development within or immediately adjacent to the area proposed for mineral working or on an established plant site;
 - b. Restricting the principal purpose to a purpose in connection with the winning and working of minerals at the site or the treatment, storage or removal of minerals excavated or brought to the surface at that site;
 - c. For imported minerals, where necessary, to limit the quantities involved to control the volume and type of traffic, and the establishment of an acceptable route for the traffic to and from the site;
 - d. The cessation of the ancillary development when working of the mineral for which the site was primarily permitted has ceased and removal of plant and machinery to allow full restoration of the site.
7. Where ancillary development could have an adverse effect on the local environment which cannot be mitigated to acceptable levels, a condition may be attached to the planning permission to control the adverse effects by limiting development to an established plant site, or introducing a stand off from sensitive land uses, or mitigating effects in other ways, or as a last resort, withdrawing permitted development rights so that the ancillary development can be properly controlled by the terms of the planning permission.

Explanation

4.271. Mineral working is a temporary, but often long-term activity, which is essential to provide the infrastructure, buildings, energy and goods that the country needs. Technical background work prepared in support of the Local Plan describes the range of aggregate and industrial mineral resources which are currently worked in Shropshire. The best available data and discussion with neighbouring mineral planning authorities confirm that no additional mineral allocations are required during the Plan Period.

4.272. National Planning Policy requires us to identify criteria against which planning applications for mineral working will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the

natural and historic environment or human health. Mineral working has the potential to impact on both groundwater and surface water as a result of removal of materials, dewatering 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 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 installation of monitoring infrastructure and implementation of a long-term monitoring programme for the water environment.

- 4.273. 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 and quality of mineral.
- 4.274. Mineral working can also help to deliver substantial environmental and community benefits. We therefore also need to establish policies to support mineral working which helps to secure locally sensitive design and to ensure that high quality restoration and aftercare of mineral sites takes place at the earliest opportunity and, wherever possible, helps to secure green infrastructure or environmental and community benefits identified in the relevant local Place Plan. The restoration of mineral sites can make a positive contribution to Climate Change by supporting multi-functionality in after use schemes including environmental enhancements such as flood management and biodiversity benefits from wet washland attenuation.
- 4.275. Where restoration proposals fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.

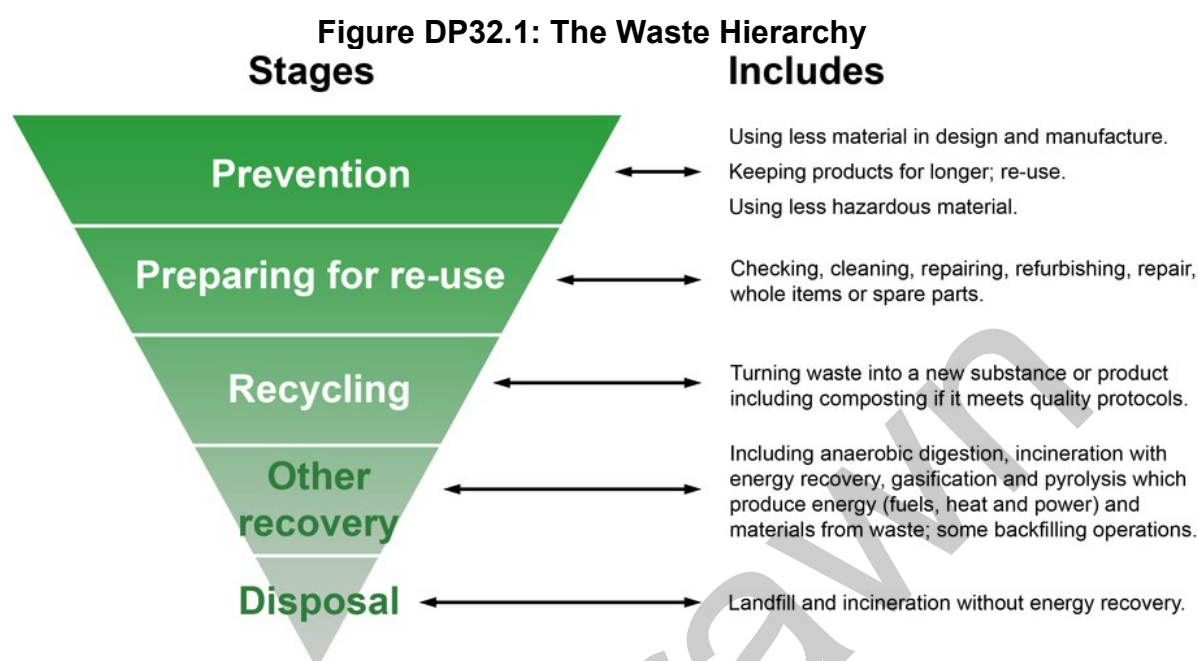
DP32. Waste Management Facilities

1. Further to Policy SP17, the development of waste transfer, recycling and recovery facilities will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given (where relevant) to:
 - a. Measures to protect people and the environment from adverse effects, including: visual; noise; vibration; dust; litter; vermin and birds; air and water pollution; odour; or traffic impacts; and
 - b. The site access and traffic movements, including the impact of heavy lorry traffic on the transport network, in particular the quality of the proposed access to the Primary Route Network.
2. In the case of specific types of waste management facility, the following criteria will also apply:
 - a. In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;
 - b. Facilities for the recycling of construction and demolition materials may be acceptable on existing landfill and mineral working sites provided that the agreed restoration of the site is not unduly prejudiced and that waste recovery operations are linked to its agreed operational life;
 - c. Proposals to recover energy from waste will be permitted in appropriate locations where it can be demonstrated to the satisfaction of the Waste Planning Authority that the proposal does not undermine the provision of waste management facilities further up the waste hierarchy. Proposals for energy recovery facilities should include provision for the recovery of both heat and power, unless this can be demonstrated to be impracticable;
 - d. Facilities for the handling, treatment, processing or disposal of Hazardous Wastes will only be permitted where it can be demonstrated that the facility is in an appropriate location and the proposal complies with other relevant policies in the Development Plan; and
 - e. Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable.

Explanation

- 4.276. This policy builds on Policy SP17 to provide more detailed guidance for developers and communities about the management of potential impacts which may arise from waste management development. The Waste and Resources Strategy (DEFRA 2018) sets out the Government's key objectives and actions on waste management. Since waste policy is not explicitly addressed in the National Planning Policy Framework (NPPF), national policy guidance is given by National Planning Policy for Waste (October 2014).

4.277. Shropshire Council will support and encourage the management of waste resources in a manner consistent with the 'waste hierarchy'. The hierarchy gives top priority to waste prevention, followed by preparing for re-use, recycling, other types of recovery (including energy recovery), and last of all disposal. Circular economy principles low carbon transition, sustainable waste management can make a big contribution to resource efficiency.



4.278. Policy SP17 identifies accessible locations close to the main urban areas within which additional waste management facilities could come forward. Policy SP13 makes provision for a strategic supply of employment land and premises across Shropshire which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the guidelines for specific employment site allocations in the relevant settlement strategies.

4.279. The settlement pattern and distribution of business waste producers in Shropshire means that the County is unable to support more specialised waste management processes. Natural geology and water resources significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the County. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin.

4.280. Planning applications for waste management activities should provide an appropriate level of detail to inform a reasonable degree of certainty on the planning application and to ensure the principle of the development and use of the land is acceptable with cross reference to permitting constraints. Where development is also subject to approval under pollution control regimes, Shropshire Council will continue to work closely with the Environment Agency to manage the relevant impacts. Further guidance is available from the Environment Agency.

4.281. Where waste management sites fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that development does not result in an environment which attracts large or flocking bird species that would reduce aviation safety.

DP33. Landfill and Landraising Sites

1. Proposals for new sites or extended landfill or landraising facilities will only be supported where:
 - a. No viable alternative form of waste management, higher up the waste hierarchy, is available or practicable;
 - b. The proposed development would provide a solution for waste generated in Shropshire or for cross boundary waste flows consistent with the principle of 'equivalent self-sufficiency';
 - c. The additional capacity generated would not prejudice the completion or restoration of existing landfill and landraising sites.
2. Proposals for new landfill or landraising facilities or extensions to existing facilities must:
 - a. Comply with relevant water management and water resource protection policy requirements;
 - b. Make provision for the management and control of the generation of any leachate and landfill gas, including, wherever feasible, the recovery of energy from landfill gas;
 - c. Comply with other relevant policies of the Development Plan.
3. Proposals for new landfill or landraising facilities or extensions to existing facilities will include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. On non-hazardous landfill sites interim restorations will be required to allow time for settlement to slow sufficiently before restoration is completed. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation), renewable energy generation or other uses, a satisfactory scheme will need to include the following:
 - a. Proposals which take account of the geography of the site, its surroundings, and any development plan policies relevant to the area;
 - b. Evidence to show that the scheme incorporates best practice advice and is practical and achievable;
 - c. A Management Plan, which should address the management requirements during each phase of the proposed development;
 - d. A Reclamation Plan; and
 - e. Provision for a 5 year period of aftercare.

Where appropriate, a planning obligation will be sought in order to secure the after-use, long-term management and maintenance of the site.

Explanation

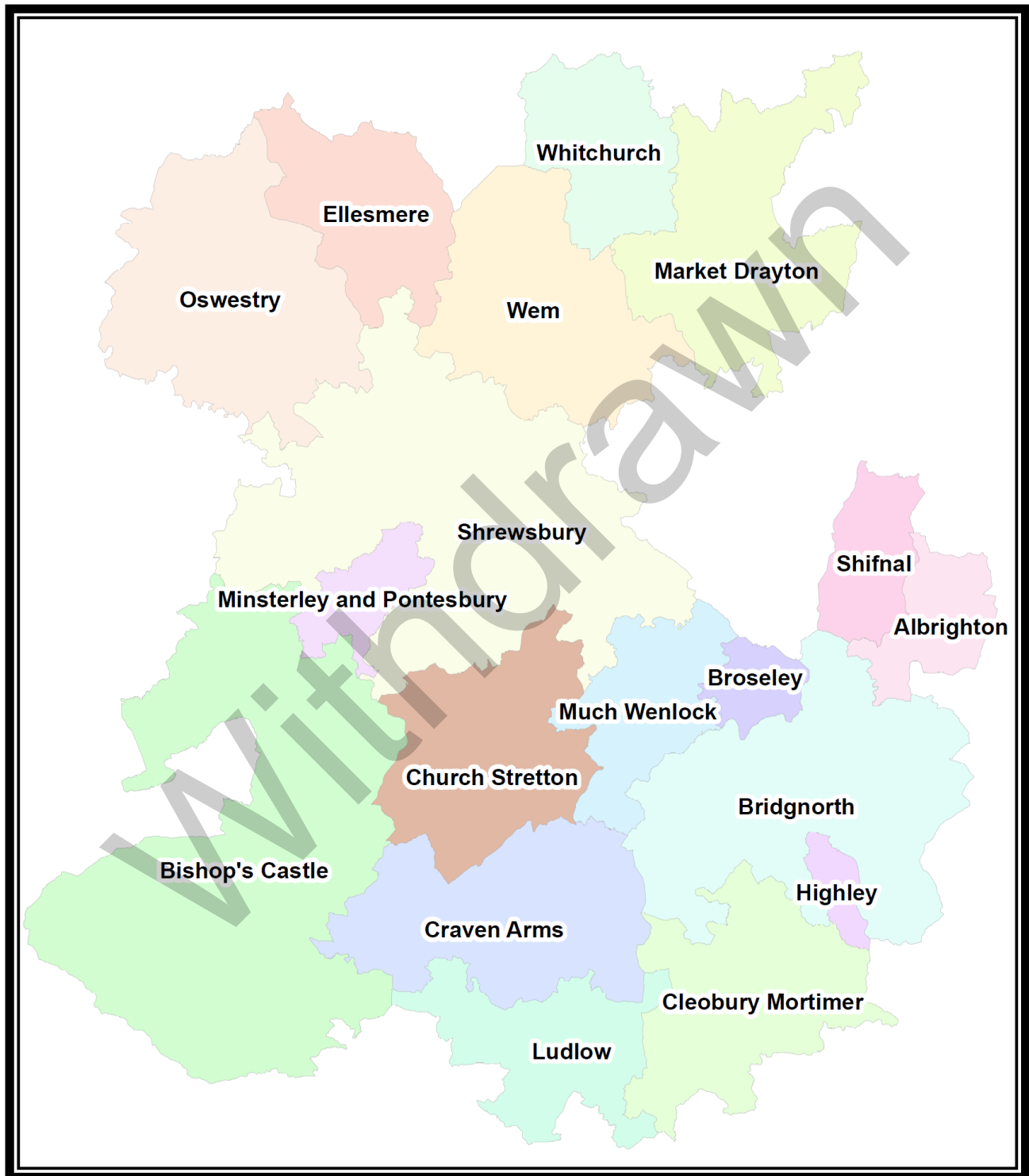
- 4.282. Shropshire Council supports the objective of achieving 'Zero Waste to Landfill', whereby the value of resources consumed in Shropshire is fully captured in a way consistent with the Waste Hierarchy. No new landfill sites are therefore proposed or identified, but detailed policy criteria are required as a benchmark against which to assess any applications for new or extended landfill or landraising sites which may come forward during the Plan period.

- 4.283. Natural geology and the geography of water resources in Shropshire significantly restrict opportunities for landfill because of the potential for adverse impacts on groundwater. The availability of landfill void in Shropshire is declining and only one landfill site accepting mixed (non-hazardous) waste now remains operational near Ellesmere. National guidance from the Environment Agency restrict or prevent landfill and land raising sites where there is a significant risk that water quality could be adversely affected. Any proposals for new or extended landfill or landraising sites should comply with relevant water management and protection policy requirements.
- 4.284. Where landfill or landraising sites fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that development does not result in an environment which attracts large or flocking bird species that would reduce aviation safety.

Withdrawn

5. Settlement Policies

- 5.1. This section of the Local Plan contains the settlement policies. These policies are grouped by areas which reflect approximate functional zones of influence (known as Place Plan Areas). Place Plan Areas generally consist of a main centre, its surrounding settlements and rural hinterland.
- 5.2. The boundaries of the 18 Place Plan Areas are shown below:



S1. Albrighton Place Plan Area

S1.1. Development Strategy: Albrighton Key Centre

1. Albrighton will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 500 dwellings and around 5 hectares of employment development. New housing and employment development will respond to local needs.
2. Albrighton is inset within the Green Belt. Development proposals in the Green Belt or on safeguarded land must be in accordance with National and Local policies on Green Belt, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.
3. New residential development will primarily be delivered through the saved SAMDev residential allocations and a comprehensive development of the Local Plan residential site allocation. These allocations will be complemented by appropriate small-scale windfall residential development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; and appropriate exception development, where it is consistent with relevant National and Local policies, including Policy SP11 (Green Belt).
4. New employment development will primarily be delivered at the nearby RAF Cosford Strategic Site. This will be complemented by any appropriate small-scale windfall employment development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan.
5. New retail development will be directed towards the village centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the village and the overall sustainability of the village and its services.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S1.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within the Albrighton Plan, other relevant community-led plans and any relevant masterplans that are agreed by Shropshire Council to support the delivery of allocated sites.
8. To provide long-term locations for growth, three areas of land beyond the Albrighton development boundary that are not part of the Green Belt are safeguarded for Albrighton's future development needs beyond the current Local Plan period. This land is set out in Schedule S1.1(ii) and identified on the Policies Map. Safeguarded land is not allocated for development at the present time, rather it has been safeguarded for Albrighton's future development needs beyond the current Local Plan period.

Schedule S1.1(i). Residential Allocations: Albrighton Key Centre

Site Allocation	Development Guidelines	Provision
Land north of Kingswood Road and Beamish Lane, Albrighton (ALB017 & ALB021)	Comprehensive masterplan required for ALB017 and ALB021. Design and layout will ensure vehicular, cyclist and pedestrian access from ALB017 into ALB021. Contributions to jointly required infrastructure will be proportional, based on the level of development forecast. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). An appropriately designed roundabout will be provided on Kingswood Road at the point of access into the site. The 30mph zone on Kingswood Road will be extended to reflect the extent of the site and the impact on Beamish Lane/A41 junction assessed and mitigated. This will likely involve closure of this junction. To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern and southern vehicular, cyclist and pedestrian connection into the saved SAMDev Allocation ALB002. Opportunities to provide on-site public car parking facilities, to alleviate pressure on existing facilities, should be considered. Green infrastructure will be provided through the site and link into the wider area. This provision will include an appropriate green buffer of the railway line and the associated green infrastructure corridor. The pond on ALB017 will be appropriately assessed and managed (opportunity to integrate into open space provision). Where possible trees and hedgerows on the site should be retained and enhanced, supported by positive tree planting, particularly on areas of open space. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	180 dwellings

Schedule S1.1(ii). Safeguarded Land: Albrighton Key Centre

Safeguarded Land	Site Area
Land at Cross Road	6.98ha
Land bounded by Kingswood Road, High House Lane and the By-Pass	6.56ha
Land between the By-Pass and Railway Line	6.32ha

Explanation

- 5.3. The current Albrighton community-led Plan (the non-statutory 'Albrighton Neighbourhood Plan Light', hereafter called 'the Albrighton Plan') was adopted by the Parish Council in June 2013 and adopted by Shropshire Council for development management purposes on 26th September 2013. The policy will continue to apply to any updated or replacement community-led Plans for Albrighton that are formally adopted by Shropshire Council in the future.
- 5.4. Albrighton is located within the West Midlands Green Belt, which surrounds the settlement, except where there is safeguarded land specifically identified through the Local Plan process to meet the settlements future development needs beyond the current Local Plan period.
- 5.5. The nature and scale of development is designed to maintain and enhance Albrighton's role as a Key Centre and ensure that local housing need is achieved, whilst also respecting the settlement's location in the Green Belt.
- 5.6. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available, which will contribute towards the delivery of Albrighton's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.7. The Local Plan residential allocation consists of the remaining land previously safeguarded for future development. To ensure that the long-term growth needs of the community can be met, new safeguarded land has been identified. Safeguarded land is not allocated for development at the present time, rather it has been safeguarded for Albrighton's future development needs beyond the current Local Plan period.
- 5.8. When safeguarded land is allocated for development within a future Local Plan, it will provide compensatory improvements to wider Green Belt.
- 5.9. To ensure that new development meets local housing needs, the type, size and tenure of housing provided within new development should reflect local evidence in accordance with Policy DP1 (Residential Mix), DP3 (Affordable Housing Provision) and other relevant policies of this Local Plan.
- 5.10. The importance of smaller housing types and housing for the elderly in Albrighton is apparent from both the national population data and local community surveys. Specifically:
 - a. The 2011 Census and subsequent mid-year population estimates illustrate that the settlement of Albrighton has a higher age profile than the Shropshire and National averages.
 - b. The community survey on which the Albrighton Plan is based found that 57% of those answering the Question about their unmet housing requirements, needed a one or two bedroomed home (97 out of 169 respondents to this question). In response, Policy ALB1 of the Albrighton Plan requires a high proportion of one and two bedroomed units.
- 5.11. Saved SAMDev Plan residential allocation ALB003 at White Acres (site ALBa in the Albrighton Plan) is identified as being capable of meeting the housing requirements of people of retirement age and should therefore include a mix of housing designed to be attractive for the 55-75 or 75+ age groups. The site is particularly well located for the active retired market, being within easy

walking distance of the services and facilities within Albrighton village centre. An attractive pedestrian route that maximises the opportunity provided by the existing right of way should be an integral part of any scheme.

- 5.12. The development of the saved SAMDev residential allocation ALB002 East of Shaw Lane (site ALB2b in the Albrighton Plan) will include provision of land on or adjoining the site for open space and leisure facilities and help provide additional parking in the vicinity of Albrighton railway station. It is envisaged that Community Infrastructure Levy (CIL) monies will be used to help provide the sports facilities on the reserved land.
- 5.13. Development of the Local Plan residential allocation ALB017 & ALB021, will be informed by a masterplan ensuring a comprehensive and sustainable development with vehicular, cyclist and pedestrian access and green infrastructure links through ALB017 into ALB021, linking the two components of the site, and from the site into the northern and southern elements of saved SAMDev Allocation ALB002.
- 5.14. RAF Cosford has been identified as a strategic site in order to facilitate its role as a centre of excellence for both UK and International Defence Training; plans to form a specialist aviation academy; any opportunities to co-locate other MOD services; plans for the expansion of the Cosford Air Museum; and plans for the formation of a new headquarters for the West Midlands Air Ambulance Charity. The Strategic Site is addressed within Policy S21 of this Local Plan.
- 5.15. Recognising the relationship between Albrighton and the nearby Strategic Site at RAF Cosford, with many employees and personnel based at RAF Cosford choosing to live in Albrighton and/or use the facilities within the settlement and certain facilities clustering around RAF Cosford being available for residents of Albrighton, new employment development to serve the Albrighton community will primarily be delivered at the RAF Cosford Strategic Site.
- 5.16. All development will need to take account of known critical infrastructure constraints and requirements, as identified within the Albrighton Plan, the Albrighton Place Plan and the Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy DP25 (Infrastructure Provision) and other relevant policies of this Local Plan.
- 5.17. The Donington and Albrighton Local Nature Reserve runs along the village's northern development boundary, details of which are at www.dalnr.org/. Development must have no adverse impact on the Local Nature Reserve or on local watercourses, in accordance with ALB10 of the adopted Albrighton Plan, Policy DP12 (Natural Environment), Policy DP19 (Water Resources and Water Quality) and other relevant policies of the Local Plan.

S1.2. Community Hubs: Albrighton Place Plan Area

1. Cosford has been identified as both a Strategic Site and a Community Hub. Development proposals in this location have been addressed through Policy S21.
2. There are no other Community Hubs within the Albrighton Place Plan Area.

S1.3. Community Clusters: Albrighton Place Plan Area

1. There are no Community Clusters within the Albrighton Place Plan Area.

S1.4. Wider Rural Area: Albrighton Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Albrighton Place Plan Area.

Explanation

- 5.18. No settlements within the Albrighton Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.19. The small village of Beccbury is inset (not included) in the Green Belt and is treated as countryside under Policy SP10 and other relevant policies of the Local Plan. The remaining rural area is designated as Green Belt as such national policies on Green Belt, Policy SP11 and other relevant policies of the Local Plan apply.

S2. Bishop's Castle Place Plan Area

S2.1. Development Strategy: Bishop's Castle Key Centre

1. Bishop's Castle will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, delivering around 150 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs.
2. The Plan HRA identifies that development in Bishop's Castle is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Mitigation measures will be also required to remove any adverse effect from increased recreational pressure arising from development in Bishop's Castle on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
3. A Neighbourhood Plan is being progressed for the Bishop's Castle Town Council area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Bishop's Castle.
4. New residential development will primarily be delivered through the saved SAMDev residential allocation and any residential development allocated within the Bishops Castle Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Bishop's Castle development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Bishop's Castle Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with the Bishops Castle Neighbourhood Plan and relevant policies of this Local Plan.
5. New employment development will be delivered through the saved SAMDev employment allocation and any employment development allocated within the Bishop's Castle Neighbourhood Plan. This will be complemented by any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Bishop's Castle Neighbourhood Plan.
6. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
7. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
8. Development proposals will be expected to positively respond to policies and guidelines identified within the Bishop's Castle Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Explanation

- 5.20. Bishop's Castle provides services and facilities for a large, remote, deeply rural and in places sparsely populated part of south Shropshire. The nature and scale of future development is designed to maintain and enhance this small settlement's role as a Market Town.
- 5.21. Appendix 5 and 6 of this Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan

period and commitments available within Bishop's Castle, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of this Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

- 5.22. Bishop's Castle lies to the west of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and much of the remainder of the Place Plan area is within this nationally designated landscape.
- 5.23. The town's medieval settlement pattern with its narrow roads means that vehicular access is often difficult. Much of the town centre lies within a Conservation Area, there are a large number of listed buildings and the castle site is a Scheduled Monument.
- 5.24. Bishop's Castle Business Park is a small but successful employment area, located to the south east of the town which is now nearing full capacity. Planning permission has been granted for development of Phase 2 of this business park, (which is a saved SAMDev Plan employment allocation). This development will provide much needed opportunities for existing businesses on the estate to expand and new businesses to be attracted into the town.
- 5.25. Bishop's Castle is located within the catchment of the river Clun. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The Habitat Regulation Assessment (HRA) for this Local Plan shows that development in the river Clun catchment is likely to have an adverse effect on the River Clun SAC. There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period.
- 5.26. Accordingly, to comply with the requirements of the Habitat Regulations and in accordance with Policy DP13 of this Local Plan, development in Bishop's Castle is restricted to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment, in anticipation of measures to achieve either of these criteria being found in the future. Further information is available in the Habitats Regulations Assessment of this Local Plan.
- 5.27. A Neighbourhood Plan is at an advanced stage of preparation for the Bishop's Castle Town Council area, including the Key Centre of Bishop's Castle. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy to achieve the housing and employment guidelines for the Key Centre of Bishop's Castle. However, any proposals within the Neighbourhood Plan must comply with Policy DP13 of this Local Plan. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.
- 5.28. Development in Bishop's Castle will be expected to meet the policies and guidelines contained in the Bishop's Castle Neighbourhood Plan and any other future community-led plan or masterplan that is adopted by Shropshire Council.

S2.2. Community Hubs: Bishop's Castle Place Plan Area

1. Within the Bishop's Castle Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Bucknell	Around 110 dwellings
Chirbury	Around 45 dwellings
Clun	Around 95 dwellings
Worthen and Brockton	Around 55 dwellings

2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or mixed-use allocations; identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through any identified saved SAMDev mixed use allocations; and appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S2.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Bucknell is partly, and Clun is entirely, located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals within the AONB must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills AONB as set out in the AONB Management Plan and should be in accordance with Policy DP24 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policies SP1, SP5 and other relevant policies of this Local Plan.
6. The Plan HRA identifies that development in Bucknell, Clun and Worthen and Brockton is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Additionally, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Chirbury and Worthen and Brockton on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
7. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

Schedule S2.2(i). Residential Site Allocations: Community Hubs in the Bishop's Castle Place Plan Area

Site Allocation	Development Guidelines	Provision
Bucknell Community Hub		
Land adjoining Redlake Meadow on B4367, Bucknell (BKL008a - northern portion)	BKL008a is located on the edge of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) adjoining the existing Redlake Meadow development. BKL008a comprises the B4367 road frontage and northern portion of a larger land parcel and must facilitate development of the remaining land at some future time. Design, layout and landscaping of the development should respect the historic character of the settlement, enhance the character of the AONB, contribute to the countryside setting beyond the eastern boundary of the site and create a new gateway for the village (in addition to traffic calming measures). A footway link into the Redlake Meadow estate should also be considered. The gateway feature is to be formed by the provision of a suitable and safe highway access with appropriate visibility onto the B4367 and highway drainage to help address surface water flooding, provision of a footway, along the site frontage with an appropriate road crossing to link to the wider pedestrian network and bus stop to the north, reposition the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell. Relevant supporting studies to be undertaken particularly highway capacity, ecology, tree and hedgerows, drainage and protection of the River Clun SAC. Recommendations to be clearly reflected in the development scheme. Regard is to be had to the River Redlake Local Wildlife Site and retaining mature trees and hedgerows where possible with compensatory planting especially for hedgerow removal to create the highway access to B4367. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk may be managed on part of the remaining land to ensure flood and water management measures do not displace water elsewhere.	20 dwellings
Chirbury Community Hub		
Land between Orchard House and Crofton, Chirbury (CHR001)	Design, layout and landscaping of development should respect village character and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment. Mature trees and hedgerows should be retained where possible and compensatory planting should occur.	7 dwellings

Site Allocation	Development Guidelines	Provision
	A pedestrian footway should be provided along the site's road frontage. An appropriate road crossing will also be necessary, to link into the wider pedestrian network.	
Land south of the A490, Chirbury (CHR002)	Design and layout of development should respect village character and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment. The 30mph zone should be extended to reflect the extent of this site (and the existing allocation to the north). A continuous footway should be provided along site sites road frontage and into the village. Mature trees and hedgerows should be retained where possible and compensatory planting should occur. Current agricultural access (for livestock movement) should be maintained or appropriate alternative provision made.	7 dwellings
Clun Community Hub		
Land at Turnpike Meadow on B4368, Clun (CLU005 to extend existing allocation CLUN002)	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping, open space and incorporating the Public Right of Way through the site. Relevant supporting studies to be undertaken particularly landscape assessment to protect the Area of Outstanding Natural Beauty, transport assessments, ecology, tree and hedgerow surveys including recognition of Tree Protection Order, flood risk, drainage and protection of the River Clun SAC. Recommendations of the studies to be clearly reflected in the development scheme. This should include a suitable highway access off the B4368 with pedestrian and cycling routes linking to local networks, reposition the speed restriction beyond the new junction and extended along site frontage with traffic calming measures. Breaching the roadside hedgerow will require compensatory planting. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	20 dwellings (contributes to total capacity of around 80 dwellings)

Site Allocation	Development Guidelines	Provision
Worthen and Brockton Community Hub		
Land at Bank Farm, Worthen (WBR007 & WBR008)	Site design and layout should complement the villages character and setting. Mature trees and hedgerows on the site should be retained. A Transport Assessment should be carried out to determine appropriate measures for improving safe pedestrian and cycle access to local services and amenities. As part of this, an attractive pedestrian route should be provided through the site and the Public Right of Way across the site retained. Vehicular access will be provided from an appropriate location onto the B4386 and appropriate traffic calming measure introduced, including extension of the 30mph speed limit. Bank Farm farmstead and other historic farm buildings should be retained and sensitively converted. A Heritage Assessment should be undertaken, and any appropriate mitigation measures implemented. Any contaminated land on the site should be remediated and buffers provided to adjacent slurry lagoons. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	25 dwellings
Land South of the B4386, Worthen (WBR010)	An appropriate access will be provided and any necessary traffic calming measures implemented. The site will provide a substantial pedestrian footway along its road frontage and an appropriate crossing of the B4386 linking this footway to that to the north of the road. Mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Strong and significant natural site boundaries will be provided to the east, west and south. This will include sustainable planting of large trees to integrate the site into the landscape. Landscape buffers will be provided between the site and existing development.	20 dwellings

S2.3. Community Clusters: Bishop's Castle Place Plan Area

1. Within the Bishop's Castle Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes);
 - b. Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington;
 - c. Lydbury North;
 - d. Newcastle and Whitcott Keysett; and
 - e. Wentnor and Norbury.
2. Within these Community Clusters, new residential development will be delivered through any relevant saved SAMDev Plan residential allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. The Plan HRA identifies that development in Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes), Lydbury North, and Newcastle and Whitcott Keysett is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Additionally, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Brompton, Marton, Middleton, Pentreheyling, Priest Western, Stockton and Rorrington, Lydbury North and Wentnor and Norbury, and Newcastle and Whitcott on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures will also be needed in Brompton, Marton, Middleton, Pentreheyling, Priest Western, Stockton and Rorrington to remove adverse effects on water quantity and quality on Marton Pool Ramsar site. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S2.4. Wider Rural Area: Bishop's Castle Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Bishop's Castle Place Plan Area.

Explanation

- 5.29. The Community Hubs of Bucknell and Clun, the Community Clusters of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes); and Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton, and Round Oak and much of the wider rural area of the Bishop's Castle Place Plan area are within the River Clun Catchment. The extent of the River Clun Catchment is illustrated within Figure DP13.1.
- 5.30. Part of the River Clun is a Special Area of Conservation (SAC) notified solely for the presence of Freshwater Pearl Mussels. The Habitat Regulation Assessment (HRA) for this Local Plan shows that development in the River Clun catchment is likely to have an adverse effect on the River Clun SAC. There are currently no mitigation measures which would remove this effect, but this is not to say that they will not come forward during the Local Plan period.
- 5.31. Accordingly, to comply with the requirements of the Habitat Regulations and in accordance with Policy DP13 of this Local Plan, development in these areas is restricted to that which is either nutrient neutral in terms of its effect on the SAC or results in a betterment, in anticipation of measures to achieve either of these criteria being found in the future. Further information is available in the Habitats Regulations Assessment of this Local Plan.
- 5.32. Part of Bucknell and all of Clun are within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The highest and most sensitive design standards will be sought for all forms of new development to minimise any adverse effects on the environment, landscape and recreational opportunities in line with Policies DP12, DP14, DP15, DP16 and DP17. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.

Community Hubs

- 5.33. There are four Community Hubs in the Bishop's Castle Place Plan Area: Bucknell, Chirbury, Clun and Worthen and Brockton.
- 5.34. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.35. Bucknell is located on the southern border of Shropshire, where the B4367 passes into Herefordshire to join the A4113 before it quickly passes over the Welsh Border into Powys and links to the adjacent principal town of Knighton. Bucknell is an important service centre for local communities in the surrounding rural areas of these three Counties. Bucknell's significance is also enhanced by its operational rail station linking with other rural stations in Shropshire and the principal station at Knighton.
- 5.36. The provision of land for development in Bucknell is affected by the centre and west of the village being within the Shropshire Hills Area of Outstanding Natural Beauty (AONB), the presence of the Conservation Area with its former castle site at the historic core of the village and the importance of areas of open land within the village to the established character of the settlement.

- 5.37. As a Community Hub in the SAMDev Plan, Bucknell already provides planned development on an existing allocation (BUCK001) comprising a mixed housing and employment redevelopment on a largely redundant brownfield site at the southern edge of the village. Although development has been delayed at BUCK001 to protect the Special Area for Conservation in the River Clun, from rising phosphate levels, there is a need to continue to support the sustainable growth of Bucknell.
- 5.38. The strategy for Bucknell is to meet the needs of the local communities whilst recognising its landscape and historic significance by extending the village to the east into countryside away from the AONB and Conservation Area. The release of part of this larger greenfield land parcel at BKL008a, adjoining the contemporary Redlake Meadow development, will permit new housing to be delivered quickly when issues affecting development in the River Clun catchment are resolved. Bucknell will also make a small allowance for windfall development in the remainder of the village.
- 5.39. Chirbury is an accessible village on the junction of the A490 from Welshpool (north-west) and the B4386, close to the Welsh Border with Powys. The B4386 provides a western link into Powys, to serve the principal town of Montgomery. The A490 provides a southern link to Church Stoke on the A489 between Craven Arms (Shropshire) and Newtown (Powys). Chirbury provides a range of services to complement the town of Montgomery and the small communities around the border between Shropshire and Powys.
- 5.40. The saved SAMDev residential allocation for up to 30 dwellings will be complemented by two further allocations with a combined capacity for up to 14 dwellings. Chirbury is an historic settlement with a significant Conservation Area that includes most of the village with Scheduled Monuments to the north and west. Development of the allocated sites should respect the historic character of Chirbury and not adversely affect the historic assets in the village.
- 5.41. Clun is located in the south-west of Shropshire, on the junction of the B4368 with the A488 where it provides a key bridging point over the River Clun close to the Welsh Border with Powys. The town serves the remote border communities of this area known as the 'Clun Forest'.
- 5.42. Clun is historically significant due to the presence of the Castle, evidence of historic settlement and the historic assets, medieval street pattern and archaeology that comprise the Conservation Area within and extending beyond the town. The physical location and historic significance of Clun makes it an attractive place to live and drives demand for housing.
- 5.43. As a Community Hub in the SAMDev Plan, Clun already provides planned development on an existing allocation (CLUN002) at Turnpike Meadow, in the east of the town. Although development has been delayed here to protect the Special Area for Conservation in the River Clun, there is a need to continue to support the potential for sustainable growth of Clun.
- 5.44. The strategy for Clun is to meet the needs of the local communities and protect the landscape and historic significance of the town by extending the existing allocation (CLUN002) further east along Turnpike Meadow, through the release of adjacent land at CLU005 and to make a small allowance for windfall development in the remainder of the town. These developments will be able to come forward quickly when issues affecting development in the River Clun catchment are resolved and development proposals should be considered with reference to the Clun Design Statement.

- 5.45. Worthen and Brockton are located close to the Welsh border on the B4386. These two settlements are on the junction with the B4499 that links to the town of Minsterley (Shropshire) to the south-east. Worthen and Brockton comprise two adjacent and loosely connected villages with clearly separate characters and identities, but which benefit from a number of shared services and facilities. The two villages are identified as a single Community Hub due to these shared services and facilities.
- 5.46. Two Local Plan residential allocations have been identified to meet the needs of the Community Hub, both located in Worthen. Land to the south of the B4386 in Worthen offers an important opportunity to deliver much needed community benefits through the provision of a footway as part of the development. Proposals for land to the east of Worthen must take account of community concerns about highway safety and surface water drainage by providing improvements wherever possible.
- 5.47. Importantly, the distribution of development, especially through the management of small-scale windfall residential development, will maintain the land between these villages as a strategic gap between the two settlements, consistent with Policy SP8 of this Local Plan.

Community Clusters

- 5.48. There are five Community Clusters in the Bishop's Castle Place Plan Area which are identified in Settlement Policy S2.3. Development in these Community Clusters will be managed through Policy SP9 of this Local Plan.
- 5.49. The village of Lydbury North is a Community Cluster with four saved SAMDev Residential Allocations to deliver up to 20 dwellings in the period to 2038. These sites are located in the east of the village, comprising a group of three adjacent sites to the south-east for up to 15 dwellings and a single site to the north-east for up to 5 dwellings. This range of sites are capable of providing a mix of dwelling types and sizes to accommodate a broad range of housing needs and demands, but their proximity to the Conservation Area including the listed Church of St Michael's and All Angels requires a sensitive design of dwellings to respect the historic character of the village.
- 5.50. New Community Clusters can be brought forward by communities through the Neighbourhood Plan process.

Wider Rural Area

- 5.51. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

S3. Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre

1. Bridgnorth will fulfil its role as the second largest Principal Centre and contribute towards strategic growth objectives in the east of the County, delivering around 1,800 dwellings and making available around 49ha of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand.
2. Bridgnorth is bounded on its eastern side by the Green Belt. Development proposals in the Green Belt must be in accordance with National and Local policies on Green Belt, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.
3. A comprehensive mixed use sustainable urban extension will contribute to new residential and employment development guidelines, whilst also delivering new community facilities within a new local centre and significant areas of open space.
4. New residential development will also be delivered through the saved SAMDev mixed use and residential allocations; appropriate windfall residential development within the Bridgnorth development boundary, shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; appropriate cross-subsidy development outside the Green Belt and where it is consistent with relevant policies of this Local Plan; and appropriate exception development where it is consistent with Green Belt Policy SP11 and other relevant policies of this Local Plan.
5. New employment development will also be delivered through extensions to the successful Stanmore Industrial Estate and the saved SAMDev employment allocations, of which around 6.6 hectares is for the relocation of the existing Livestock Market. This will be complemented by any appropriate windfall employment development, where it is consistent with relevant policies of this Local Plan.
6. Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be safeguarded for business and industrial uses. Development on these safeguarded employment sites will be in accordance with Policy SP13.
7. Retail provided within the village centre of the mixed use sustainable urban extension Local Plan allocation and the neighbourhood centre of the saved SAMDev mixed use allocation will complement and not negatively impact on the viability of the town centre. All other new retail development will be directed towards the town centre in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
8. To provide certainty about the ability to meet future development needs, an area of land beyond the Bridgnorth development boundary has been identified as a potential future direction of growth, beyond the current Local Plan period. This land remains open countryside and its future development is dependent on its allocation within a future Local Plan. This land is set out in Schedule S3.1(iii) and identified on the Policies Map.
9. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S3.1(i) and S3.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.

10. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S3.1(i). Mixed Use Allocations: Bridgnorth Principal Centre

Site Allocation	Development Guidelines	Provision
Tasley Garden Village, Bridgnorth (BRD030)	A comprehensive mixed-use sustainable urban extension. Development will comply with the principles of a 'garden village' identified within the Garden Communities Prospectus and the TCPA Garden City Standards guides or any updated equivalent guidelines, whilst also complementing Bridgnorth's character. The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before any planning application for development of the site. A construction management plan will be prepared to inform the development of the site. The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs, the need for local employer and key worker housing, and relevant policies of this Local Plan. Development should seek to maximise the energy efficiency of all buildings, including through such measures as high levels of insulation; maximising airtightness; and harvesting the sun's energy through south-facing windows. It is also strongly encouraged to include zero-carbon development and to offset carbon emissions through investment in carbon capture and storage. At least 10% of the energy required within this development will be generated from on-site renewable and low carbon energy sources. Opportunities to support community energy generation and integrate district heating and cooling systems, especially where these utilise renewable energy, should be explored. Employment provision will represent an intrinsic element of the development, occurring alongside and cross-subsidised by the provision of housing. Employment land will be located in a gateway location on the site and be of a high-quality design and layout. It provides an opportunity for freehold employment land targeted towards office and research and development uses. In this way it will complement wider employment opportunities in Bridgnorth and contribute towards the objectives of the Shropshire Economic Growth Strategy.	1,050 dwellings 16ha employment land New local centre 20ha of green infrastructure and a 19ha linear park

Site Allocation	Development Guidelines	Provision
	The village centre will comprise of an appropriate range of retail and community uses including a community centre to serve the new community. The retail offer will complement and not negatively impact on the viability of the town centre. Provision of retail and community facilities will be linked to the provision of the first phase of residential development. 2ha of land will be provided for a new primary school which will be provided to serve the new community. If required by the Clinical Commissioning Group (CCG), a medical centre will also be provided on the site. Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation. Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. Mature trees, hedgerows, structural vegetation and key existing green infrastructure corridors will be retained and enhanced, forming part of the green infrastructure network on the site, this will create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings will be retained. Green infrastructure will create appropriate settings for identified heritage assets. Historic field patterns and hedgerows will be retained within green infrastructure and the grain of the development. The layout of the development, use of green infrastructure with strong native tree planting to provide appropriate and substantial buffering, together with effective design and building materials, will be used to appropriately manage any noise arising from the A458 and the employment uses proposed on the site. They will also be used to appropriately manage any noise, dust or odour arising from the existing employment allocations ELR011/a and ELR011/b (part of which will be used for the relocation of the livestock market), and mineral activities in the surrounding area. Before occupation of the first dwelling on the site, any poultry units operating on the site or land within the wider site promotion identified on the Policies Map as a Potential Future Direction of Growth will cease operation. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access points will be provided. Access points from the A458 will be required to complement the proposed roundabout access to	

Site Allocation	Development Guidelines	Provision
	the saved SAMDev Plan allocations BRID001/BRID020b, BRID020a, ELR011/a and ELR011b. Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be undertaken, informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented. Appropriate public transport links will be provided to the site, this provision will be linked to parking facilities on the site to support wider use. The potential to operate a dedicated park and ride service from this facility will be investigated in partnership with appropriate local community groups and bus operators. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the new primary school, local centre and public transport connections. Existing public rights of way will be maintained and the network appropriately expanded. Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land. Natural environment assets on and in proximity of the site, including Thatchers Wood and Westwood Covert SSSI, Devil's Hole SSSI, non-statutory designated wildlife sites and any priority habitats will be safeguarded and appropriately buffered. The site will incorporate multi-stage sustainable drainage system features and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

Schedule S3.1(ii). Employment Allocations: Bridgnorth Principal Centre		
Site Allocation	Development Guidelines	Provision
Land north of Stanmore Industrial Estate (P58a)	The site represents an extension to the existing Stanmore Industrial Estate. Development will be within primary use classes B2, B8 and appropriate sui generis uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy. Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout. Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to nearby residential properties is particularly important. The buffer to the north should provide a positive link to nearby woodland. Development should seek to provide green infrastructure links through the site, retain high quality trees, woodland and priority habitats on the site. Any lost trees should be offset within the sites buffer. The public right of way along part of the sites southern boundary will be retained. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.	6.8ha employment land
Land adjacent Hickman Road, Stanmore Industrial Estate (STC002)	The site represents an extension to the existing Stanmore Industrial Estate. Development will be within primary use classes B2, B8 and appropriate sui generis uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy. Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout. Substantial and effective boundary treatments will be required in order to create a buffer around the site. An	4.6ha employment land

Site Allocation	Development Guidelines	Provision
	effective buffer to The Hobbins and other residential properties is particularly important. Site design and layout will positively respond to the site's relationship with Stanmore Country Park and The Hobbins. Development should seek to provide green infrastructure links through the site, retain high quality trees and retain priority habitats on the site. Any lost trees should be offset within the sites buffer. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site. Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.	

Schedule S3.1(iii). Potential Future Direction of Growth	
Location	Site Area
Land west of Tasley Garden Village, Bridgnorth	41.5ha

Explanation

- 5.52. Bridgnorth is an attractive historic market town located in the east of Shropshire at the junction of the A458 and A442. The town straddles the River Severn and comprises Low Town to the east and High Town to the west, perched on cliffs 100ft above. The West Midlands Green Belt wraps around the town's eastern development boundary.
- 5.53. As the second largest Principal Centre in Shropshire, Bridgnorth offers extensive services and facilities to both its residents and those living within its large rural hinterland. The nature and scale of future development recognises:
- The strategic role that Bridgnorth plays in east Shropshire;
 - The importance of meeting the residential and employment needs of the town and its surrounding hinterland;
 - The low levels of residential completions achieved within the town over a number of years which has exacerbated local need;
 - The opportunity to strengthen the towns economic role – providing sites for existing businesses to expand and to attract new businesses to the town;
 - The opportunity to help deliver a better balance between housing and employment in Bridgnorth, and
 - The potential to provide additional local employment opportunities to reduce the need to commute out of the town for work.
- 5.54. To this end, a residential development guideline has been identified which recognises the urban focus which forms part of the strategic approach within this Local Plan and will allow for the needs of the residents of this town and its surrounding rural hinterland to be achieved.
- 5.55. Furthermore, sufficient employment land has been provided to cater for the employment needs of existing and new residents of the town and support the employment needs of communities in the town's rural hinterland. Crucially, it

will also enable choice and competition within the market and recognises the diverse needs of different employers – those already within the town and its hinterland with aspirations for further expansion, those who may wish to start-up in the area and those who may wish to relocate to the town.

- 5.56. As such, the Local Plan allocates a significant mixed-use sustainable urban extension to the south-west of the town outside designated Green Belt. The mix of uses on the site will include substantial housing and employment. To ensure the sustainability of this development it will include measures that recognise site specific factors such as physical, heritage and ecology constraints. It will also provide extensive and attractive pedestrian and cycle facilities to and through the site and importantly from the site into the existing built form of Bridgnorth. Opportunities to access public transport will also be integrated into the development and the potential to operate a dedicated park and ride service will be investigated in partnership with appropriate local community groups and bus operators. The site will also be supported by a new local centre with a range of retail and community uses, a new primary school and, if required by the CCG, a new medical centre, together with extensive green infrastructure, including a new linear park, to provide for the needs of the residents and increase self-containment.
- 5.57. Development of this site will make a significant contribution to the housing and employment needs of the town and comply with the principles of a 'garden village'. Importantly, the development will be informed by a vision, design code and masterplan which will be adopted as a Supplementary Planning Document by Shropshire Council. Appendix 6 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.58. A cohesive and comprehensive development of the saved SAMDev Plan allocations (BRID020a, BRID020b, ELR011/a, ELR011/b), accessed by a new roundabout on the A458, will also contribute to meeting the housing and employment needs within the town. Specifically:
- a. BRID020a and BRID020b will be developed for a range of dwelling types, including retirement or supported housing, and a hotel. This will be supported by the provision of public open space and a new neighbourhood centre providing such facilities as a petrol station with small convenience store, day care, health & fitness facilities.
 - b. The Livestock Market will be relocated to the saved SAMDev Plan employment allocation ELR011/b. This allocation is specifically for the relocation of this Livestock Market and will only be released for this and its associated uses. Should the Livestock Market close permanently, the land will be reserved for future employment uses only, in accordance with Policy SP13.
 - c. The development of the saved SAMDev Plan employment allocation ELR011/a for a business park comprising offices, industrial and warehousing uses.
- 5.59. It should be noted that the allocations ELR011/a and ELR011/b, include a generous allowance (over 6ha) for landscaping and sustainable drainage, with a net developable area of 6.7ha and 6.6ha respectively. Landscaping and drainage will be detailed at planning application stage.
- 5.60. Stanmore Industrial Estate is located to the east of Bridgnorth, inset within the Green Belt. Recognising the local importance and success of Stanmore Industrial Estate and the limited amount of land currently available for its

expansion, two extensions, totalling around 11.5ha are allocated. These allocations are specifically for employment uses to allow the expansion of Stanmore Industrial Estate. This land was located within the Green Belt prior to their identification as employment allocations within this Local Plan.

- 5.61. This employment provision will be supported by the protection of existing employment areas within and adjoining the town at Bridgnorth Aluminium, Faraday Drive, the remainder of Stanmore Industrial Estate and Stanley Lane.
- 5.62. Due to the scale of development proposed, it is essential that appropriate improvements to the highway network are undertaken in order to support this development and mitigate any impact. To inform these improvements a strategic assessment of the highway network will be undertaken. This will be supported by site specific highway assessments for the site allocations.
- 5.63. Furthermore, it is important that development takes account of other known critical infrastructure constraints and requirements, as identified within the Implementation Plan and Place Plan.
- 5.64. As such, development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits.
- 5.65. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available, which will contribute towards the delivery of Bridgnorth's residential and employment development guidelines.

S3.2. Community Hubs: Bridgnorth Place Plan Area

1. Within the Bridgnorth Place Plan Area, two Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Alveley	Around 130 dwellings
Ditton Priors	Around 65 dwellings

2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential allocations; identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S3.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.

5. Ditton Priors is partly located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills AONB as set out in the AONB Management Plan and should be in accordance with Policy DP24 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policy SP5.
6. Alveley is inset in Green Belt. Development proposals in the Green Belt and on safeguarded land must be in accordance with National Policy and Policy SP11 of this Local Plan, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.
7. To provide long-term locations for growth in Alveley, an area of land beyond the Alveley development boundary is safeguarded for Alveley's future development needs beyond the current Local Plan period. This land is set out in Schedule S3.2(ii) and identified on the Policies Map. Safeguarded land is not allocated for development at the present time, but has been safeguarded as a location which could meet future development need through allocation in a future Local Plan.
8. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

Schedule S3.2(i). Residential Site Allocations: Community Hubs in the Bridgnorth Place Plan Area

Site Allocation	Development Guidelines	Provision
Alveley Community Hub		
Land north of Daddlebrook Road and west of A442, Alveley (ALV006 & ALV007)	The low housing guideline reflects allocation of the site for a mixed-use scheme with an element of market housing to enable community facility provision. The mix and layout of housing provided on the site should be informed by identified local needs. It is expected that a scheme for the whole site, which currently has no formal community recreational use, will provide for a replacement club building and community sports and recreation facilities (with supporting infrastructure such as carparking) to replace and enhance the more limited provision that currently exists at Alveley Sports Club on the other side of Daddlebrook Road. A high-quality layout and design recognising the Green Belt edge and village gateway location of the site is expected. Any site layout should provide for future access to the adjoining area which is identified as a safeguarded land. Vehicular access should be onto Daddlebrook Road with a pedestrian crossing facility provided to the south side of Daddlebrook Road. Relevant supporting studies should be undertaken including, ecology, tree and hedgerow surveys, flood risk	35 dwellings

Site Allocation	Development Guidelines	Provision
	and drainage with their recommendations clearly reflected in the proposed development scheme. Design and layout of development should seek to retain mature and significant trees and hedgerows, and planting enhanced where possible, particularly at the northern and eastern boundaries with planting to contribute to the quality of the local environment, minimise visual encroachment, contribute to mitigation, including improving biodiversity, and reinforce Green Belt boundaries. Opportunities should be taken to link green infrastructure from the site to the wider Green Belt and scope for other improvements to the environmental quality and accessibility explored. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land Adjacent to The Cleckars, Alveley (ALV009)	Design and layout of development should seek to retain protected and mature trees and hedgerows, safeguard ecological interest, including adjacent priority habitat, and provide additional planting to improve biodiversity and minimise and mitigate visual encroachment into Green Belt. Opportunities should be taken to link green infrastructure from the site to the wider Green Belt and to use planting to reinforce Green Belt boundaries. A high-quality layout and design recognising the Green Belt edge and village gateway location of the site is expected. The mix and layout of housing provided on the site should be informed by identified local needs. Relevant supporting studies should be undertaken including, ecology, tree and hedgerow surveys, with their recommendations clearly reflected in site capacity and the proposed development scheme. The 30mph zone should be extended to reflect the extent of this site, together with appropriate traffic calming. A continuous footway should be provided along the site's road frontage and along the A442 to link with the unadopted road serving The Woodlands. The public right of way which crosses the site would need to be taken into account in scheme design and an attractive pedestrian route should be provided through the site with the Public Right of Way across the site, which links to the existing rights of way network in Green Belt beyond the site, retained.	35 dwellings

Site Allocation	Development Guidelines	Provision
Ditton Priors Community Hub		
Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors (DNP009)	Site access, design and layout should take into account the residential amenities of existing and proposed dwellings and complement the village's rural character and setting, with any scheme for development considering the proximity of the site to the AONB. The access, design and layout of development will also need to take into account any mapped surface water flood risk. Residential development will be excluded from the portions of the site located in 1 in 1,000 surface flood risk zone. Evidence is required that any design will deliver safe dry access to all areas of the site where habitable dwellings are located. Any flood mitigation measures must not displace water elsewhere. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which should form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Mature trees and hedgerows should be retained where possible and additional planting should include a new hedgerow to form an eastern site boundary. The 30mph zone should be extended to reflect the extent of this site. A continuous footway should be provided along the site road frontage and into the village. Development to secure a new access to and parking for the primary school and provide for pedestrian access to the school. Relevant supporting studies should be undertaken particularly ecology, tree and hedgerow surveys, heritage assessment, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.	40 dwellings

Schedule S3.2(ii). Safeguarded Land: Community Hubs in the Bridgnorth Place Plan Area	
Safeguarded Land	Site Area (Ha)
Land off Cooks Cross, Alveley	3.6ha

S3.3. Community Clusters: Bridgnorth Place Plan Area

1. Within the Bridgnorth Place Plan Area, one Community Cluster has been identified, this is:
 - a. Neenton.
2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S3.4. Wider Rural Area: Bridgnorth Place Plan Area

1. The Saved SAMDev Plan mineral allocation within the wider rural area of the Bridgnorth Place Plan Area is listed in Appendix 2 of this document and identified on the Policies Map. This allocation for the extension to the existing quarry at Morville will help to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirements. Development of this site allocation should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.

Explanation

Community Hubs

- 5.66. There are two Community Hubs, Alveley and Ditton Priors, identified in the Bridgnorth Place Plan Area. The Local Plan provides for new allocations in both settlements as shown in Schedule S3.2(i) with the previous allocation in Ditton Priors saved from the SAMDev Plan shown in Appendix 2 of this Local Plan.
- 5.67. Alveley is a large village inset in the Green Belt with the Green Belt around it being defined by its development boundary. The village was inset in the Green Belt but not identified as a location for planned development in the SAMDev Plan. The village was identified as a Community Hub through this Plan's settlement hierarchy assessment process and considered as part of Green Belt review. Following review, the Green Belt boundary has been amended as part of this Plan to provide for a housing site and a mixed-use site with housing and sports and recreation elements. An area of land, to the north of the village and adjoining the mixed-use allocation, has also been identified as safeguarded land to meet potential development needs beyond the Plan period. It is expected that if safeguarded land is allocated for development within a future Local Plan, it will provide compensatory improvements to wider Green Belt. Additionally, there is a separate area to

the west of Alveley village, known as Alveley Industrial Estate, which is inset in the Green Belt.

- 5.68. Ditton Priors has continued to be identified as a Community Hub settlement which is partly located within the Shropshire Hills AONB. A new housing allocation has been identified for the village outside the AONB which provides scope for improved access and parking for the adjoining primary school.
- 5.69. Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.

Community Clusters

- 5.70. There is one Community Cluster in the Bridgnorth Place Plan area, this is Neenton Community Cluster, reflecting local aspirations to maintain or enhance the sustainability of these identified settlements through modest levels of appropriate development. Development within this Community Clusters will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters may be brought forward by communities through the Neighbourhood Plan process.
- 5.71. The villages of Claverley and Worfield which are within the Bridgnorth Place Plan area have not been identified as either Community Hubs or Community Clusters but have historically been inset within the Green Belt and countryside policy therefore applies to the inset area.
- 5.72. The rest of the Place Plan Area remains as either Green Belt or as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP11 (where the location is Green Belt) and SP10 (Countryside) and the other relevant policies within this Local Plan and national policies.

Saved SAMDev Minerals Allocation

- 5.73. Policies SP16, DP30 and DP31 set out detailed policy regarding sites for sand and gravel working. The extension to Morville Quarry will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.

S4. Broseley Place Plan Area

S4.1. Development Strategy: Broseley Key Centre

1. Broseley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, providing around 250 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs.
2. A Neighbourhood Plan is being progressed for the Broseley Town Council area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Broseley.
3. Any residential development allocated within the Broseley Neighbourhood Plan will be complemented by appropriate small-scale windfall residential development within the Broseley development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan.
4. New employment development will be delivered through the saved SAMDev employment allocation; any employment development allocated within the Broseley Neighbourhood Plan; appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan; and any other appropriate small-scale employment windfall development where it is consistent with relevant policies of this Local Plan and the Broseley Neighbourhood Plan.
5. New retail development will be directed towards the town centre in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within the Broseley Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Explanation

- 5.74. Broseley is located in the east of Shropshire, between the towns Bridgnorth and Telford and close to the Former Ironbridge Power Station strategic Settlement. The town extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge World Heritage Site.
- 5.75. Broseley is an historic settlement containing a large Conservation Area and many listed buildings. It is also in proximity of other significant heritage and environmental assets, including the aforementioned Ironbridge Gorge World Heritage Site; Severn Gorge Conservation Area; ancient woodland; and several designated wildlife sites.
- 5.76. The town was prominent in the early industrial revolution, which has resulted in a significant mining and smelting heritage, but also has implications for ground conditions. The unplanned growth, narrow lanes and streets formed during this period is an intrinsic part of its character.

- 5.77. The nature and scale of development within the Local Plan is designed to maintain and enhance Broseley's role as a Key Centre and ensure that local housing need is achieved, whilst also respecting the location of the town and the constraints present.
- 5.78. A Neighbourhood Plan is at an advanced stage of preparation for the Broseley Town Council area, including the Key Centre of Broseley. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy to achieve the housing and employment guidelines for the Key Centre of Broseley. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.
- 5.79. Appendix 5 and 6 of this Local Plan provide information on the levels of residential and employment completions achieved since the start of the Local Plan period and commitments available within Broseley, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of this Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.80. Broseley has a number of employment sites, many of which are thriving and as such will be protected for employment purposes and appropriate their growth supported.
- 5.81. Development in Broseley will be expected to meet the policies and guidelines contained in the Broseley Neighbourhood Plan and any other future community-led plan or masterplan that is adopted by Shropshire Council.
- 5.82. All development will also need to take account of known critical infrastructure constraints and requirements, as identified within the Implementation Plan, Broseley Place Plan and Broseley Neighbourhood Plan.

S4.2. Community Hubs: Broseley Place Plan Area

1. There are no Community Hubs within the Broseley Place Plan Area.

S4.3. Community Clusters: Broseley Place Plan Area

1. There are no Community Clusters within the Broseley Place Plan Area.

S4.4. Wider Rural Area: Broseley Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Broseley Place Plan Area.

Explanation

- 5.83. No settlements within the Broseley Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.84. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

S5. Church Stretton Plan Area

S5.1. Development Strategy: Church Stretton Key Centre

1. Church Stretton is located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills AONB as set out in the AONB Management Plan and should be in accordance with Policy DP24 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policies SP1, SP5 and other relevant policies of this Local Plan.
2. Church Stretton will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, providing of around 200 dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.
3. New residential development will be delivered through the saved SAMDev residential allocation; appropriate small-scale windfall residential development within the Church Stretton development boundary shown on the Policies Map; and appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan.
4. New employment development will be delivered through the saved SAMDev employment allocation; appropriate expansion of existing businesses, where they are well located and well suited to employment use and development proposals are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development within the Church Stretton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan.
5. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines, approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Explanation

- 5.85. Church Stretton lies entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as does much of the remainder of the Church Stretton Place Plan Area. To the west of the town, the Long Mynd is a Site of Special Scientific Interest and the Town Council's Coppice Leasowes Local Nature Reserve is situated to either side of the A49 just north of the town centre. There are Scheduled Monuments at Nover's Hill to the north and Brockhurst to the south. Good stands of ancient woodland occur on the west slope of Helmeth hill, the south slope of Ragleth hill, the east slope of the Long Mynd south of Rectory Wood and to the north west of Brockhurst.

- 5.86. 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.
- 5.87. The high-quality environment contributes to the attractive character of the town and is valued by residents and visitors. However, it does provide a significant constraint to development. Additionally, the valley floor is constrained by flood risk, there are groundwater protection zones 1, 2 and 3 in the vicinity of the schools and much of the town centre lies within a Conservation Area. The separation of the two smaller settlements of All Stretton and Little Stretton from Church Stretton is greatly valued by the community.
- 5.88. However, it is important to note that Church Stretton plays an important role in south Shropshire, providing services and facilities for a wide rural hinterland and as such has been identified as a Key Centre.
- 5.89. The nature and scale of future development within the Local Plan is designed to maintain and enhance the settlement's role as a Key Centre and provide for the needs of the community and that of its wider hinterland, whilst also recognising the towns location within a nationally designated landscape and the other natural and historic environment assets present.
- 5.90. The highest and most sensitive design standards will be sought for all forms of new development to minimise any adverse effects on the environment, landscape and recreational opportunities in line with Policies DP12, DP14, DP15, DP16 and DP17. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan, the Town Design Statement, the Conservation Area Design Guide and other community led plans such as the Shop Front Design Guide.
- 5.91. To ensure that new development meets local housing needs, the type, size and tenure of housing provided within new development should reflect local evidence in accordance with Policy DP1 (Residential Mix), DP3 (Affordable Housing Provision) and other relevant policies of this Local Plan.
- 5.92. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Church Stretton, which will contribute towards the delivery of the town's residential and employment development guidelines.

S5.2. Community Hubs: Church Stretton Place Plan Area

1. There are no Community Hubs within the Church Stretton Place Plan Area.

S5.3. Community Clusters: Church Stretton Place Plan Area

1. There are no Community Clusters within the Church Stretton Place Plan Area.

S5.4. Wider Rural Area: Church Stretton Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Church Stretton Place Plan Area.

Explanation

- 5.93. No settlements within the Church Stretton Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.94. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

Withdrawn

S6. Cleobury Mortimer Plan Area

S6.1. Development Strategy: Cleobury Mortimer Key Centre

1. Cleobury Mortimer will act as a Key Centre and contribute towards strategic growth objectives in the south of the County, providing around 200 dwellings and around 2 hectares of employment development over the plan period. New housing and employment development will respond to local needs.
2. A Neighbourhood Plan is being progressed for the Cleobury Mortimer Parish area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Cleobury Mortimer.
3. New residential development will primarily be delivered through the saved SAMDev residential allocations and any residential development allocated within the Cleobury Mortimer Neighbourhood Plan. This will be complemented by appropriate small-scale windfall residential development within the Cleobury Mortimer development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan.
4. New employment development will be delivered through the saved SAMDev employment allocation and any employment development allocated within the Cleobury Mortimer Neighbourhood Plan. This will be complemented by any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Cleobury Mortimer Neighbourhood Plan.
5. New proposals for retail and other main town centre uses will be accommodated within the existing centre as a preference in line with the requirements of Policy DP9.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within the Cleobury Mortimer Neighbourhood Plan, any other relevant community-led plans and masterplans that are adopted by Shropshire Council.

Explanation

- 5.95. Cleobury Mortimer Town Council are at an advanced stage of their Neighbourhood Plan preparation. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy for the town. It is therefore only considered necessary for the Shropshire Local Plan to provide the overall strategy over the plan period by establishing the localised housing and employment guidelines as well as establishing a development boundary for the settlement. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.
- 5.96. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Cleobury Mortimer, which will contribute towards the delivery of the town's residential and employment

development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

S6.2. Community Hubs: Cleobury Mortimer Place Plan Area

1. There are no Community Hubs within the Cleobury Mortimer Place Plan Area.

S6.3. Community Clusters: Cleobury Mortimer Place Plan Area

1. Within the Cleobury Mortimer Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Hopton Wafers and Doddington;
 - b. Kinlet, Button Bridge and Button Oak;
 - c. Oretton, Farlow and Hill Houses;
 - d. Silvington, Bromdon, Loughton and Wheathill; and
 - e. Stottesdon, Chorley and Bagginswood.
2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev Residential Allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP10 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP10 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP10 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S6.4. Wider Rural Area: Cleobury Mortimer Place Plan Area

1. Saved SAMDev Plan site allocations within the wider rural area of the Cleobury Mortimer Place Plan Area are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. These allocations will contribute towards the housing guideline for the rural area.

Explanation

- 5.97. No settlements within the Cleobury Mortimer Place Plan Area have been identified as Community Hubs. A series of Community Clusters have been identified, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within these Community Clusters will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters

can also be brought forward by communities through the Neighbourhood Plan process.

- 5.98. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

Withdrawn

S7. Craven Arms Place Plan Area

S7.1. Development Strategy: Craven Arms Town

1. Craven Arms is a Key Centre and primary growth point on the A49 trunk road through south Shropshire. The town is a principal gateway into the Shropshire Hills Area of Outstanding Natural Beauty and a focus for significant development.
2. Craven Arms will contribute to the strategic growth objectives in the south of the County, delivering around 500 dwellings and making available around 15 hectares of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, allowing existing businesses to expand and attract new businesses into the town. Development of saved allocations will be in accordance with the guidelines and the site provision figures and all relevant policies of this Local Plan.
3. Residential development will be delivered through the saved allocations comprising greenfield and brownfield sites shown in Appendix 2 and on the Policies Map. These sites will deliver around 325 dwellings along with current commitments. The residential allocations comprise two groups on Watling Street to the west of the town. To the north are two sites located at Greenfield Road (CRAV003 and CRAV009). To the south are three sites extending from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). The saved allocations also include land at Newington Farmstead (CRAV030) for key worker accommodation for the proposed new abattoir.
4. This residential development will be complemented by appropriate small-scale windfall development within the development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by cross-subsidy and exceptions development consistent with relevant policies of this Local Plan.
5. Employment development will be delivered principally through the saved employment allocations shown in Appendix 2 and on the Policies Map to deliver around 14ha of development. The relocation of the Euro Quality Lambs abattoir will create the proposed Newington Food Park (8ha), as the key employment proposal in the town. The provision of a strategic highway junction to this site will also trigger the release of other saved employment allocations (6ha) to provide a balance between new housing and local employment opportunities. Further employment development may be delivered through small-scale windfall development, consistent with Policy SP13 of this Local Plan. Existing employment areas will be protected in accordance with Policy SP13.
6. To support the role of Craven Arms as a key service centre, the current abattoir site on Corvedale Road will be the focus for a mixed-use regeneration of the Key Area of Change on the Policies Map. This will focus on improving the retail offer in the town.
7. Development proposals will address the strategic and local infrastructure requirements identified in the Implementation Plan, Craven Arms Place Plan and relevant policies of this Local Plan.
8. Development proposals will respond positively to policies and guidelines in the Craven Arms Town Plan, community strategies and masterplans adopted by Shropshire Council.

Explanation

- 5.99. Craven Arms will function as a Key Centre and contribute towards the strategic growth objectives in the south of the County. Craven Arms will continue to explore ways in which it can effectively implement the ambitious growth strategy, supported by the saved allocations, in the SAMDev Plan.
- 5.100. A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on Corvedale Road high street. It is also proposed that the high street will be regenerated as a Key Area of Change to improve the eastern gateway into the town and to better meet the needs of the community.
- 5.101. The relocation of EQL to its new site 8ha site, to be known as Newington Food Park Farm, is the key proposal for the growth and regeneration of Craven Arms and its local economy. Newington Food Park will provide a new strategic junction onto the A49 to accommodate the modern abattoir and processing complex with the subsequent addition of further 'value-added' processing operations to increase production and diversify the business enterprise. This new abattoir will be located to the north of the town and developed over time, providing new cold storage warehousing, HGV delivery and distribution facilities, car parking and facilities for employees and visitors and appropriate bio-security measures.
- 5.102. The EQL relocation and the provision of the new strategic junction onto the A49 will consolidate employment opportunities around the existing and successful Craven Arms Business Park on Long Lane. The Business Park will soon reach full capacity and an opportunity to create a Phase 2 development is available on a 3.5 hectare site to the north of Long Lane. The new strategic junction to Newington Food Park on the A49 will also trigger the release of a new employment site for 2.5 hectares on the west of the A49, adjoining the rail line and the Business Park.
- 5.103. The allocated site for Phase 2 of Craven Arms Business Park is separated from the A49 by the Shrewsbury to Cardiff rail line and the Long Lane level crossing. This is the proposed location for an automated level crossing with longer closure times likely to affect the functioning of the A49 at its junction with Long Lane. It is a further objective of the strategy for Craven Arms, that that the strategic junction on the A49 should facilitate a new northern highway linking the A49 trunk road to the proposed developments on Long Lane (north) and also to Watling Street (west) to improve communications in the town.
- 5.104. The new northern highway must bridge the rail line to facilitate the closure of the Long Lane level crossing. This new northern highway would link the A49/Newington Food Park to the other two saved employment allocations and to saved housing allocations along Watling Street.
- 5.105. Housing sites to accommodate around 325 new dwellings will help to deliver the growth aspirations for Craven Arms. The saved allocations include a series of sites to the east of Watling Street with the potential to by-pass the Long Lane level crossing through the proposed northern highway. The sites will provide significant new market and affordable housing to meet local needs in the town and in the Craven Arms Place Plan area.
- 5.106. To assist the operation of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the

historical farm buildings for around 5 new dwellings to accommodate key workers employed at the Food Park. This will enable the demolition of unsympathetic modern outbuildings to reveal the historic character of the Farmstead. The significant historic buildings will then be redeveloped to enhance their appearance and conserve their architectural interest.

- 5.107. In addition to the saved allocations, there are other opportunities for the development of windfall sites within the development boundary. An allowance of around 90 dwellings has been made for this purpose. This allowance will ensure the delivery of around 500 new dwellings in Craven Arms to 2038.
- 5.108. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Craven Arms which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

S7.2. Community Hubs: Craven Arms Place Plan Area

1. There are no Community Hubs within the Craven Arms Place Plan Area.

S7.3. Community Clusters: Craven Arms Place Plan Area

1. Within the Craven Arms Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak;
 - b. Bache Mill, Bouldon, Broncroft, Middlehope, Peaton, Seifton (Diddlebury Parish), Sutton (Great and Little) and Westhope; and
 - c. Wistanstow.
2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.
5. The Plan HRA identifies that development in Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies.

S7.4. Wider Rural Area: Craven Arms Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Craven Arms Place Plan Area.

Explanation

- 5.109. No settlements within the Craven Arms Place Plan Area have been identified as Community Hubs.
- 5.110. There are three Community Clusters in the Craven Arms Place Plan Area comprising the villages located around Aston on Clun (west), the villages located around Diddlebury (east) and the single settlement of Wistanstow (north). Development in all these Community Cluster settlements is expected to comply with Policy SP9 and other relevant policies of this Local Plan. New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.111. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

Withdrawn

S8. Ellesmere Plan Area

S8.1. Development Strategy: Ellesmere Key Centre

1. Ellesmere will act as a Key Centre and contribute towards strategic growth objectives in the north-west of the County, delivering around 800 dwellings and around 9 hectares of employment development. New housing and employment development will respond to local needs.
2. New residential development will be delivered through the saved SAMDev residential allocation and a comprehensive development of the identified Local Plan residential site allocation. These allocations will be complemented by appropriate small-scale windfall residential development within the Ellesmere development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan.
3. New employment development will be delivered through the saved SAMDev employment allocations; appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan.
4. The saved SAMDev mixed use allocation for leisure and tourism uses represents an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance the visitor experience, thus helping to attract more tourism to the town to help boost the local economy. Development of the site will be subject to the implementation of satisfactory drainage and flood risk measures in conjunction with the housing site.
5. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S8.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
8. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S8.1(i). Residential Allocations: Ellesmere Key Centre

Site Allocation	Development Guidelines	Provision
Land South of Oswestry Road, Ellesmere (ELL005 & ELL008 & ELL033)	Comprehensive masterplan required for the site. Access into each component of the site and the existing allocation to the south should be complementary. An appropriate pedestrian crossing facility over the A495 is required. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Mitigation measures required to remove any adverse effects from development of the site on the integrity of internationally designated sites. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere. Open space provision should link to green spaces within the development to the south and the surrounding area, with the intention of creating a circular route for pedestrians, dog-walkers and cyclists. This should link to existing public rights of way on and around the site, which will be retained and enhanced. It should also link to public rights of way, including the nearby canal towpath. The potential to de-culvert Newnes Brook should be investigated and if possible implemented. An appropriate buffer (minimum 10m) to Newnes Brook should be provided to create an environmental corridor. Existing tree cover should be retained and enhanced. Design and layout should minimise noise impact from adjacent road.	170 dwellings

Explanation

- 5.112. Ellesmere lies on the A495 between Oswestry, Wrexham and Whitchurch. The town is well known for its Mere, which together with the Llangollen branch of the Shropshire Union Canal attracts significant numbers of visitors.
- 5.113. Ellesmere provides a significant range of services and facilities to its residents and those within its rural hinterland, functioning as a Key Centre in the north-west of the County. The scale of future development in the town will ensure that the needs of its residents, local businesses and those living within its rural hinterland are met, whilst also recognising the presence of numerous heritage and natural environment assets in and around the town,

particularly The Mere, the Shropshire Union Canal and Ellesmere Conservation Area.

- 5.114. The saved SAMDev Plan mixed-use allocation will provide residential development and an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance its visitor experience, thus helping to attract more tourism to the town to help boost the local economy. The Local Plan residential allocation will complement this development and integrate into it through the creation of a circular route for pedestrians, dog-walkers and cyclists.
- 5.115. Employment opportunities will be provided on the two saved SAMDev Plan employment allocations, development of which will allow for existing businesses to expand and serve to attract new businesses into the town.
- 5.116. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Ellesmere, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.117. All development will also need to take account of known critical infrastructure constraints and requirements, as identified within the Implementation Plan and Ellesmere Place Plan. Furthermore, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15.

S8.2. Community Hubs: Ellesmere Place Plan Area

2. Within the Ellesmere Place Plan Area, one Community Hub settlement has been identified. This settlement is Dudleston Heath, its residential development guideline is listed below:

Community Hub Settlements	Residential Guideline
Dudleston Heath	Around 60 dwellings

3. Within Dudleston Heath Community Hub, new residential development will be delivered through the saved SAMDev residential allocation; appropriate small-scale windfall residential development within the settlements development boundary shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Within Dudleston Heath, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Dudleston Heath on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation

measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.

6. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S8.3. Community Clusters: Ellesmere Place Plan Area

1. Within the Ellesmere Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Cockshutt;
 - b. Elson; and
 - c. Welsh Frankton.
2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev residential allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Cockshutt on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
5. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S8.4. Wider Rural Area: Ellesmere Place Plan Area

1. The saved SAMDev Plan allocations within the wider rural area of the Ellesmere Place Plan Area is listed in Appendix 2 of this document and identified on the Policies Map. Development of this site allocation should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
2. The saved SAMDev Plan residential allocation will contribute towards the housing guideline for the rural area.

3. The saved SAMDev Plan allocation for the extension to the existing quarry at Wood Lane will help to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirements.

Explanation

- 5.118. Within the rural area of Ellesmere Parish mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Cockshutt on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15.

Community Hubs

- 5.119. Dudleston Heath is located on the B5068 between Ellesmere and St Martins and is the only Community Hub in the Ellesmere Place Plan Area. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocation. However, this will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP8 (Community Hubs) and other relevant policies of this Local Plan.
- 5.120. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.

Community Clusters

- 5.121. Three Community Clusters have been identified within Ellesmere Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within these Community Clusters will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.122. A saved SAMDev Plan mineral allocation for the extension to Wood Lane Quarry within the rural area of the Ellesmere Place Plan will support the comprehensive working of mineral resources at a well-established existing quarry with good access to local markets.
- 5.123. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

S9. Highley Place Plan Area

S9.1. Development Strategy: Highley Key Centre

1. Highley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 250 dwellings and around 3 hectares of employment development. New housing and employment development will respond to local needs.
2. New residential development will be delivered through the development of the identified site allocation. This allocation will be complemented by appropriate small-scale windfall residential development within the Highley development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with relevant policies of this Local Plan.
3. New employment development will be delivered through appropriate expansion of existing businesses, where they are well located and well suited to employment use and are consistent with relevant policies of this Local Plan; and any other appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan.
4. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
5. Local Plan site allocations are identified in Schedule S9.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
6. New development will take account of known infrastructure constraints and requirements identified in the Highley Place Plan, the Implementation Plan and any relevant additional infrastructure capacity assessments undertaken, and will support the delivery of local infrastructure improvements in line with Policy DP25 of the Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S9.1(i). Residential Allocations: Highley Key Centre

Site Allocation	Development Guidelines	Provision
Land South of Oak Street, Highley (HNN016)	The site should provide an appropriate residential mix, responding to local housing needs. It presents an opportunity for bungalows and an extra-care facility. The design and layout should respond to Highley's character and landscape setting. Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House. Strong and significant natural site boundaries and green infrastructure corridors through the site will form an intrinsic component of this development. They will be planted with	100 dwellings

Site Allocation	Development Guidelines	Provision
	native species and be used to buffer and create appropriate settings for nearby heritage assets and built form. A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced. Open space provision should respond to local needs, provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area. All hedgerows, tree lines and mature trees on the site should be retained. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

Explanation

- 5.124. Highley lies to the south-east of Shropshire, seven miles south of Bridgnorth and within commuting distance of Kidderminster. It is a linear settlement, spread over a mile along the B4555 on a ridge above the River Severn. The river lies to the east of the town and separates it from the A442 and Alveley to the east, apart from a footbridge that provides pedestrian access. The town has a mining heritage which has implications for ground stability and contamination in some locations.
- 5.125. The nature and scale of development within the Local Plan is designed to maintain and enhance Highley's role as a Key Centre and ensure that local housing need is achieved, whilst also recognising the constraints that exist.
- 5.126. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Highley which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.127. It is important that development takes account of known critical infrastructure constraints and requirements, particularly highways which is a known local concern, as identified within the Implementation Plan and Highley Place Plan.

S9.2. Community Hubs: Highley Place Plan Area

1. There are no Community Hubs within the Highley Place Plan Area.

S9.3. Community Clusters: Highley Place Plan Area

1. There are no Community Clusters within the Highley Place Plan Area.

S9.4. Wider Rural Area: Highley Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Highley Place Plan Area.

Explanation

- 5.128. No settlements within the Highley Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.129. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

S10. Ludlow Place Plan Area

S10.1. Development Strategy: Ludlow Town

1. Ludlow will fulfil its role as a Principal Centre and the largest market town in south Shropshire. Ludlow will be the principal focus for investment, employment, housing and development and will have the key role in providing facilities and services to the Place Plan area.
2. All development in and around Ludlow will respect the significance and setting of this historic market town by protecting, conserving and enhancing the significance of the Conservation Areas and heritage assets including Ludlow Castle, the Town Walls and other important assets at its historic core and by protecting the setting of the town and its historic assets to ensure the history of Ludlow is recognised and appreciated.
3. Ludlow will contribute to the strategic growth objectives in the south of the County to deliver around 1,000 dwellings and around 11ha of employment land. New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand. Development of site allocations will be in accordance with the development guidelines and approximate site provision figures and all relevant policies of this Local Plan.
4. New residential development will primarily be delivered through the saved SAMDev mixed use and residential allocations in Appendix 2 and Local Plan residential allocations in Schedule S10.1(i). This will be complemented by appropriate windfall residential development within the Ludlow development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. New residential development will also be delivered on appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan.
5. To foster economic development and to deliver balanced growth, new employment development will be delivered through the saved SAMDev employment allocations in Appendix 2, the Local Plan employment allocation in Schedule S10.1(ii) and appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan. The existing employment areas in Ludlow are safeguarded for employment use in accordance with Policy SP13 of this Local Plan.
6. To support Ludlow's role as a Principal Centre, recognising the importance of the town's distinctive retail offer and the need to sustain a vital and viable town centre, the town centre identified on the Policies Map is the preferred location for new or enhanced retail development. There is a presumption against out of centre Retail Parks subject to Policy DP9.
7. Development proposals will take account of the infrastructure requirements, as identified within the Implementation Plan and Place Plans and will positively contribute to local infrastructure improvements, including the provision of community benefits in accordance with Policy DP25 of this Local Plan.
8. Development proposals will respond positively to policies and guidelines in Neighbourhood Plans, community strategies or masterplans adopted by Shropshire Council in conformity with this Local Plan for the period 2016 to 2038.

Schedule S10.1(i). Residential Allocations: Ludlow Principal Centre		
Site Allocation	Development Guidelines	Provision
Former Coach Depot & Land at Fishmore Road, Ludlow (LUD056)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Located on Fishmore Road as an arterial route through town, the boundary treatment, separation, layout, orientation, sound attenuation of dwellings should enhance amenity of residents. External lighting to avoid adverse impacts on amenity and biodiversity. Safe highway access to be provided from Fishmore Road. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Open land to protect former quarry restoration and allow foraging / passage of species and use of habitat on site. Heritage impact assessment to respect archaeological interest as former site of Fishmore Brick and Pipe Works. Potential site contamination to be investigated and remediated as necessary. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk may be managed on part of the remaining land to ensure flood and water management measures do not displace water elsewhere. Development proposed by 14/02846/OUT (19 dwellings) with 16/03096/OUT (71 dwellings) and partly approved in detail by 19/02060/REM (71 dwellings) and this allocation supports the delivery of this whole site to meet the housing needs of Ludlow.	90 dwellings
Former Depot, Riddings Road, Ludlow (LUD057)	This brownfield site is occupied by Western Power Distribution which is an inappropriate use in this residential area. Site is allocated to establish the commitment to the residential redevelopment of this brownfield site. The site has been marketed for housing which is an appropriate use for the site. Relocation of the depot use will enable a number of options to re-use the site which should reduce noise and disturbance and improve residential amenity. Redevelopment for residential use may deliver around 10 dwellings with layout, orientation and design to avoid adverse impacts on the existing residential amenity in this densely developed neighbourhood. Conversion to other residential uses may facilitate a more specialised use for	10 dwellings

Site Allocation	Development Guidelines	Provision
	apartments or as a 'care village' meeting a range of elderly residential / care needs. Existing junction to provide safe highway access with provision of footway/cycling provision with either removal or retention of existing security infrastructure and with provision of parking within the site. Ground conditions from previous use to be investigated and remediated as necessary. Landscaping and open space to complement existing urban trees, allow passage, foraging and habitat for species within the town and improve green infrastructure in locality.	

Schedule S10.1(ii). Employment Allocations: Ludlow Principal Centre		
Site Allocation	Development Guidelines	Provision
Land south of The Sheet on A49, Ludlow (LUD052)	This site will extend an existing employment allocation to create a critical mass for development in terms of the provision of infrastructure and the suitability of the site for larger building footprints. The land uses on the site will favour the 'primary' employment uses with an appropriate level of 'secondary' employment uses with the mix of uses to be determined in relation to Policy SP13 and located and designed to respect the significance and setting of this historic town. Development to deliver good contemporary design with appropriate use of layout, height, materials, layout and landscaping. Scheme to provide improvements to the A49 / Sheet Road junction subject to requirements of Highways England and suitable access to site to serve combined needs of saved allocation, LUD052 and adjacent farmstead. Any other necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Site design to allow passage, foraging and habitat for species and improve green infrastructure around the town. Structural planting to screen buildings from distant views and reduce impacts of development on the landscape. A proportionate Heritage Impact Assessment (HIA) will be needed to consider cumulative impacts on the significance of the heritage assets in the historic town (west) including their settings, and the significance of the scheduled monument Caynham Camp (east), including its setting.	5.0 hectares (1.94ha net development)

Site Allocation	Development Guidelines	Provision
	The findings of the HIA should be taken into account in the design of the development. Relevant supporting studies should be undertaken particularly traffic and transport assessments, heritage impact, ecology to take account of adjacent SSSI, tree and hedgerow surveys to protect existing boundary treatment, to screen the site and conserve and enhance the Green Infrastructure around the town, to manage flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited service provision in the development should be considered to serve the employment uses.	

Explanation

- 5.130. Ludlow is a principal Market Town with a key role in the strategic growth objectives for south Shropshire. Ludlow Town Council established their commitment to these objectives in Ludlow Future (Community Plan 2017–2022), to deliver sustainable development and satisfy the needs of their residents. These objectives are supported by the detailed description of the characteristics and opportunities of Ludlow in the Market Town Profile available at: <https://shropshire.gov.uk/information-intelligence-and-insight/facts-and-figures/area-profiles/market-town-profiles/>.
- 5.131. Ludlow will explore ways to implement an ambitious growth strategy in the Local Plan. This is supported by the Ludlow Economic Growth Strategy published in draft at: www.shropshire.gov.uk/media/14576/ludlow-legs.pdf. Together they recognise that Ludlow is the third largest employment centre in Shropshire and the main location for businesses and jobs in the south of the County. The strategy is ambitious in its approach to economic growth, to attract inward investment and sustain Ludlow's individuality, identity, skills and its important and significant cultural and historic heritage.
- 5.132. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Ludlow, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.133. The SAMDev Plan established two allocations at Rocks Green and Sheet Road to develop an eastern extension to Ludlow but located in the neighbouring Ludford Parish, east of the A49 trunk road that by-passes the town. The housing supply is also augmented by two large appeal sites for housing at Bromfield Road (north) and Foldgate Lane (south).
- 5.134. The housing requirement for Ludlow is a significant provision for 1,000 dwellings. The scale of committed development leaves only a nominal

requirement for new housing in the Local Plan. This will be met from two brownfield land releases with further windfall development. This development must be designed to respect the historic character of Ludlow using good contemporary design that provides an appropriate scale and form of landscaping, open space and car parking. Any further expansion into Ludford Parish is deferred to focus on the delivery of housing in the town.

- 5.135. The rate of housing development in Ludlow has been lower than anticipated for some time despite these significant commitments. The Council will require landowners and developers with committed sites to bring their land to development and provide housing to meet the needs of the town particularly 'entry level' and family dwellings with a choice of 'age specific' housing.
- 5.136. The employment needs of Ludlow will be met by extending the existing allocation south of Sheet Road from 3.5 hectares to around 8 hectares. These two inter-related sites will significantly improve Ludlow's employment land offer and broaden the range of commercial premises and business representation in the town. There is scope for flexibility in the employment uses delivered on the allocations, but any flexibility must respect the significance and setting of this historic town to ensure its history will continue to be recognised and appreciated.
- 5.137. The newly combined employment allocations will create a critical mass for development in terms of the provision of infrastructure and the suitability for larger building footprints. Development must deliver good contemporary design with appropriate height, massing, layout, materials, and landscaping to respect the sensitivity of the landscape, ecology and heritage assets. Development should also improve the A49 / Sheet Road junction and deliver a suitable access that may also serve the farm operation to the east.
- 5.138. The continuing development of Ludlow and the limited intensification of the cluster of development around The Sheet will recognise and address the infrastructure requirements of the area identified in the Ludlow Place Plan published in draft at: <https://shropshire.gov.uk/place-plans/view-the-place-plans/>.
- 5.139. Key infrastructure issues in Ludlow comprise: Water treatment capacity; the need for additional primary school provision; further affordable housing; local infrastructure investment including sport, recreation and leisure and improvements to tourism infrastructure to promote Ludlow as an important tourist destination with international renown for quality, local food and drink.

S10.2. Community Hubs: Ludlow Place Plan Area

1. Within the Ludlow Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Burford	Around 190 dwellings
Clee Hill	Around 75 dwellings

2. Within these Community Hubs, new residential development will be delivered through identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is

consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.

3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Clee Hill is located within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Development proposals within the AONB must recognise the importance of conserving and where possible enhancing, the special qualities of the Shropshire Hills AONB as set out in the AONB Management Plan and should be in accordance with Policy DP24 and other relevant policies of this Local Plan. Particular care should be taken with the design and layout of development in accordance with Policies SP1, SP5 and other relevant policies of this Local Plan.
5. Local Plan site allocations within these Community Hubs are identified in Schedule S10.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

Schedule S10.2(i). Residential Site Allocations: Community Hubs in the Ludlow Place Plan Area

Site Allocation	Development Guidelines	Provision
Burford Community Hub		
Land adjoining Lineage Farm on A456, Burford (BUR002)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs. Located on A456 in industrial / commercial area, landscaping and design of dwellings should enhance amenity of residents with possible sound attenuation and ventilation measures. Landscaping and open space to protect trees and hedgerows (west and north), allow foraging / passage of species and use of habitat on site margins. Possible long-term risk from River Teme floodplain requires a reduced site capacity of 40 dwellings. Flood storage improvements including open space on south-east quadrant possibly extending beyond the site boundary with an infiltration basin or other flood storage measures along the southern boundary will help to manage the drainage of the site. The provision of Green Infrastructure and management of surface drainage should achieve a standard that recognises the proximity of the site to the River Teme SSSI. The development should link into the surrounding footpath network particularly the right of way eastwards from the proposed open space into the centre of Burford and the Teme Bridge link to services in Tenbury. The design, layout and landscaping of the development should recognise the significance and setting of the	40 dwellings

Site Allocation	Development Guidelines	Provision
	heritage assets situated close to the site. An assessment will be required of the archaeological potential of the site situated close to Turnpike Cottage and the former Turnpike route along the A456. Access from A456 requires new junction but has the benefit of an existing footway with potential for improvement. An access junction should seek to conserve the hedgerow boundary, provide compensatory planting and avoid conflict with the new development adjoining the Aspire Centre to the north. Highway drainage should help mitigate surface water flooding to A456. 30mph speed restriction to be relocated west of site junction with traffic calming measures for highway safety.	
Land adjoining Boraston Drive on A456, Burford (BUR004)	Site proposed for broad range of housing uses with potential for self-build, family housing, age specific / special needs housing and affordable provision. Large open site with reduced capacity (100 dwellings) will accommodate this broad range of housing within a masterplan to address material considerations including landscape quality, habitat protection, biodiversity, trees and hedgerows, heritage and archaeology, surface water drainage, highway accessibility, green infrastructure, open space (with equipped play provision) in a high specification development on this prominent site on the eastern edge of town. Masterplan will indicate preferred location for open space within green infrastructure to the north-west to create recreational / parkland with structural planting linking to Tenbury - Bewdley rail line, protecting significant habitat and mitigating any biodiversity impacts subject to detailed ecological and arboricultural assessments. Development should respect surrounding heritage and the archaeological potential of the site particularly the historic route of the Tenbury – Bewdley Railway across the northern boundary of the site. Green infrastructure to the north-west and south-east of the site will improve the character of this large prominent site. These open areas will reduce impacts on views from A456 and surrounding landscape by softening the existing urban aspect along the eastern edge of town and to integrate the development into the valley of the River Teme. Open space to the north west will contain an area of potential ground contamination requiring further investigation (north-west), provide amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor. Open space to the south and east will accommodate the SuDs, de-culverted watercourse and land for surface	Around 100 dwellings

Site Allocation	Development Guidelines	Provision
	water flood storage capacity, to hold and manage the discharge of surface water and protect the River Teme as an SSSI. This area will also provide value as amenity land and landscaping to the site frontage on A456. Site specific flood risk assessment to inform green infrastructure to the south and east to de-culvert the existing watercourse and provide SuDS to manage and improve drainage through the site from the Clee Hills (north) to River Teme SSSI (south) subject to further hydraulic assessment. A456 will provide direct highway access with appropriate and suitably located junction and with footway and cycleway access to Boraston Drive to facilitate active travel to local services. Site will also benefit from existing footway along A458 with improvements, highway drainage and re-positioning of 30mph speed restriction to the east, with traffic calming measures. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Capacity of utilities for this larger development should be assessed and any infrastructure constraints to the delivery of the development should be addressed as part of the development including the servicing of the proposed site for self-build plots.	
Clee Hill Community Hub		
Land north of The Crescent, Clee Hill (CHK002)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Boundary treatment, layout with separation distance, orientation, sound attenuation of dwellings should enhance amenity of residents to potential noise, odour and dust from adjacent commercial uses. An appropriate access will be established into the site from The Crescent which may involve the removal of the cattle grid currently in place. Landscaping and open space to protect trees with buffering and additional structural planting to screen the site. Green infrastructure to restore priority habitats on site with open land to allow foraging / passage of species and use of habitat. Heritage impact assessment to respect archaeological interest as former site of coal and ironstone workings. Potential site contamination to be investigated and remediated as necessary.	20 dwellings

Site Allocation	Development Guidelines	Provision
	Relevant supporting studies to be undertaken particularly landscape assessment to protect the Area of Outstanding Natural Beauty, transport assessments, ecology to protect local wildlife sites, tree and hedgerow surveys, flood risk and drainage. Recommendations of the studies to be clearly reflected in the development scheme.	

S10.3. Community Clusters: Ludlow Place Plan Area

1. There are no Community Clusters within the Ludlow Place Plan Area.

S10.4. Rural Area Allocations: Ludlow Place Plan Area

1. Saved SAMDev Plan site allocations within the wider rural area of the Ludlow Place Plan Area are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. These allocations will contribute towards the housing guideline for the rural area.

Explanation

Community Hubs

- 5.140. Burford is one of two Community Hubs in the Ludlow Place Plan Area and was designated as a Community Hub in the SAMDev Plan (2015). Burford is located to the east of the A49 Trunk Road into Herefordshire, on the A456 to Kidderminster (Worcestershire). The town sits at the junction of the A4112 at the Teme Bridge crossing of the River Teme (SSSI), into Tenbury Wells (Worcestershire).
- 5.141. Burford is an important service centre for local communities in Shropshire and in the surrounding rural areas of the neighbouring Counties. Burford functions as an extension of the larger town of Tenbury Wells and their combined services gives Burford the largest range of services of any Community Hubs in Shropshire. The particular contributions made by Burford are the availability of employment on the Upper / Lower Teme Business Parks including the branded Kerry Foods factory and the hospital and fire station funded by Worcestershire authorities. Although the role and function of Burford, in combination with Tenbury Wells is significant, the town has yet to deliver a scale of development commensurate with its status. The SAMDev Plan only provided for infilling and conversion development and developers were reluctant to make available any new allocated sites in the Local Plan.
- 5.142. Three housing allocations are now identified to meet the range of needs and demands in the local and sub-regional housing markets. These sites will support the role of Burford and help to promote its function as a key employment and service centre. The housing guideline for Burford at around 190 dwellings is ambitious but reflects the considerable potential for Burford to accommodate development. This also recognises the implications for

housing delivery in south Shropshire arising from the extensive Shropshire Hills Area of Outstanding Natural Beauty, where development must comply with Policy DP24.

- 5.143. Clee Hill is the other Community Hub in the Ludlow Place Plan Area and was first identified as a Community Hub in the SAMDev Plan (2015). The village lies in the uplands of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) on the moors below the heights of Titterstone Clee Hill (533 metres / 1,749 feet) where it provides a key link south to Worcestershire and Herefordshire. The highest and most sensitive design standards will be sought for all forms of new development in Clee Hill to minimise any adverse effects on the environment, landscape and recreational opportunities in the AONB in line with Policies DP12, DP14, DP15, DP16 and DP17. Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.
- 5.144. Clee Hill is an important service centre for local communities on the moorlands of the AONB. Clee Hill is located on the A4117 between Ludlow and Cleobury Mortimer at the junction of the A4214 to Burford on the Shropshire border with Tenbury Wells (Worcestershire). The strategy for Clee Hill is to meet the needs of local communities for development and infrastructure and to support its community facilities whilst continuing to protect the landscape of the AONB, the significance of the historic quarrying protected as an SSSI on Titterstone Clee Hill and the ecological importance of the wildlife sites in the surrounding area.
- 5.145. In the AONB, major development requires evidence of exceptional circumstances and this necessitates the provision of planned development in the Local Plan, to meet the needs of these local communities. As an existing Community Hub, Clee Hill has committed development, and the Local Plan makes a further modest provision for 20 dwellings on a single housing allocation in the north-east of the village. There is also a small allowance for windfall development within Clee Hill to support the sustainable growth of the village.
- 5.146. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.147. The village of Onibury lies to the north of Ludlow close to a crossing of the Shrewsbury to Cardiff rail line over the A49 trunk road. Onibury was formerly a Community Hub but no longer has this designation because it does not support a sufficient range of services. The Local Plan will continue to support the delivery of the saved housing allocation at Onibury Farm (SAMDev site ONBY003) along with cross subsidy and affordable housing schemes around the village. The saved allocation requires a sympathetic layout and design to respect the Conservation Area and a new access from Back Lane. Onibury is partly enclosed within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and any development in Onibury must have regard to potential impacts on the landscape and scenic beauty of the AONB.

Community Clusters

- 5.148. In the Ludlow Place Plan Area, no settlements opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.149. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policy.

Withdrawn

S11. Market Drayton Place Plan Area

S11.1. Development Strategy: Market Drayton Principal Centre

1. Market Drayton will fulfil its role as a Principal Centre, acting as a focus for strategic growth objectives in the north-east of the County, delivering around 1,200 dwellings and making available around 35ha of employment land to provide choice and competition in the market. New housing and employment development will respond to local needs, the needs of the surrounding hinterland, provide opportunities for existing businesses to expand and opportunities associated with High Speed 2.
2. New residential development will be delivered through the saved SAMDev residential allocations and the Local Plan residential site allocations. These will be complemented by appropriate windfall residential development within the Market Drayton development boundary, as shown on the Policies Map where it is consistent with relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Policies DP4 and DP7 and other relevant policies of this Local Plan.
3. The relocation of Market Drayton Sports facilities from its current site on Greenfields Lane to land at Longford Turning, identified on the Policies Map, to enable the delivery of new facilities to at least equitable standard, is a central objective of the Strategy. Housing development (MDR39 and MDR43) has been identified specifically to support and enable the delivery of the relocation through the provision of an appropriate vehicular access into the site. Should the relocation of the sports facilities to land at Longford Turning prove to be unviable, appropriate consideration will be given to alternative sites on land adjoining the A53 to deliver the proposed relocation, where this meets the requirements of other relevant policies of the Local Plan, and would offer a viable opportunity to support effective pedestrian and cycling movements with the rest of the town. In this scenario the Council will positively consider the release of further land for residential development outside the defined development boundary where this can be clearly shown to provide cross-subsidy support for the proposed relocation.
4. Whilst land is not specifically allocated for this purpose, it is recognised there may be opportunities to deliver a marina and related uses on land at Victoria Farm. Any future proposal for the development of a marina must be in line with the requirements of Policy DP10. Further to Policy SP7, consideration will be given to the need for additional market residential development outside the town's development boundary where this is clearly and demonstrably linked to the delivery of a marina at Victoria Farm, and where it would be required to ensure the delivery of the marina within an early phase of development. In this instance, proposals will need to meet all other relevant Local Plan policies and in particular show how there is sufficient infrastructure capacity to accommodate the scheme. Any proposal for a marina and related uses in this location must not have a significant adverse impact on Market Drayton Town Centre.
5. New employment development will be delivered through the saved SAMDev employment allocations. This will be complemented by any appropriate windfall employment development, where it is consistent with relevant policies of this Local Plan.
6. New retail development will be directed towards the town centre, in line with Policy DP9, and will need to contribute to the historic character of the town.
7. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S11.1(i) below and identified on the Policies Map. Development of site allocations

should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.

8. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S11.1(i). Residential Allocations: Market Drayton Principal Centre

Site Allocation	Development Guidelines	Provision
Land adjoining Adderley Road, Market Drayton (MDR006)	A priority-controlled junction will be provided to allow vehicular access into the site and all necessary highway improvements will be undertaken. Pedestrian and cycle links will be provided through the site and the links into the town enhanced. This will include two new sections of footway along with the introduction of a signal-controlled pedestrian crossing on the A53 western arm of the roundabout. Green infrastructure will create an appropriate buffer of the adjacent ponds. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53, A529 and Sych Farm (Phases 1 & 2) employment site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	125 dwellings
Land to the east of Maer Lane and north of the A53, Market Drayton (MDR012)	An appropriate vehicular access will be provided into the site off Maer Lane and all necessary highway improvements will be undertaken. Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the proposed marina in order to improve the site's overall sustainability. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53, Maer Lane and Victoria Wharf. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Green infrastructure will create an appropriate buffer of the canal and the environmental network on and around the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network.	70 dwellings

Site Allocation	Development Guidelines	Provision
	Sustainable planting of large trees within the green infrastructure and public open space will contribute towards integrating this site into the landscape. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land west of Maer Lane and north of the A53, Market Drayton (MDR034)	An appropriate vehicular access will be provided into the site off Maer Lane and all necessary highway improvements will be undertaken. Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the proposed marina in order to improve the site's sustainability. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53, Maer Lane, Sych Farm (Phases 1 & 2) employment site and Victoria Wharf. Green infrastructure will create an appropriate buffer of the watercourse and contribute to the environmental network on and around the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Sustainable planting of large trees within the green infrastructure and other public open space will contribute towards integrating this site into the landscape. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	120 dwellings
Land at Longford Turning, Market Drayton (MDR039 & MDR043)	The delivery of this proposal is subject to it supporting the proposed relocation of the Market Drayton Sports Association Facilities, currently located at Greenfields Lane, to the site identified for this purpose on the Policies Map. The proposal will therefore need to enable sufficient improvements to the pedestrian, cycle and vehicle accessibility into the proposed relocation site, including the construction of a public footway and cycleway along the northern edge of the site and improved traffic	120 dwellings

Site Allocation	Development Guidelines	Provision
	management, sufficient to enable access to both the residential allocation and the proposed future sports facilities on land to the north. Any necessary improvements will also need to be considered to the approach to the underpass from Shrewsbury Road. Green infrastructure will create an appropriate buffer of the watercourse to the north and the environmental network on and around the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Sustainable planting of large trees within the green infrastructure and public open space will contribute towards integrating this site into the landscape. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A53 and adjacent commercial activities. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

Explanation

- 5.150. Market Drayton has been identified as a Principal Centre and will contribute to the strategic growth objectives in the north-east of the County. The Local Plan provides a balanced housing and employment growth within Market Drayton through the provision of around 1,200 dwellings and 35 hectares of employment land between 2016 and 2038.
- 5.151. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Market Drayton, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.152. The strategy for Market Drayton has been informed by the opportunity presented by new residential development to contribute positively to the delivery of local objectives. Both the proposed relocation of the existing sports provision, currently located at Greenfields Lane, and the opportunity to develop a new marina development have their origins in the draft Market Drayton Neighbourhood Plan. Whilst this Neighbourhood Plan was unsuccessful at Examination and therefore did not progress to referendum or adoption, it is considered these central objectives of the Plan remain valid and worthwhile, and would improve the sustainability of the town. In selecting the residential site allocations, consideration has therefore been given to the impact these would have on the ability to deliver these objectives, alongside other sustainability considerations.

- 5.153. With regard to the relocation of the Market Drayton Sports Facility, it is considered land at Longford Turning identified on the Policies Map is suitable in principle for this purpose, having considered a range of factors including scale; availability; proximity to existing residential areas and opportunities to deliver cycle and pedestrian access. It is also acknowledged that this site was the preferred site for the proposed relocation within the draft Market Drayton Neighbourhood Plan. The inclusion of site allocations MDR039 and MDR043 has therefore considered the opportunity to improve the accessibility to the Longford Turning site from the town via a range of means, including vehicular. Proposals on these housing allocations will therefore need to demonstrate how an appropriate level of access to the Longford Turning site can be achieved and ensure this is delivered as part of their delivery.
- 5.154. It is recognised however that the proposed relocation of the sports facilities is not guaranteed, with the viability of the proposal being a particular consideration. To support this, the strategy recognises that there is a presumption in favour of supporting additional residential windfall development at the existing Greenfields site given the sustainability credentials of this site and its proximity to other existing and planned residential developments. Should the relocation to the Longford Turning site subsequently be considered not to be possible, the strategy allows positive consideration for alternative sites adjoining the A53 to be considered, but these must be able to provide at least the same level of connectivity presented by the Longford Turning site. In doing this the strategy shows necessary flexibility in order to achieve the long-term aims of the town.
- 5.155. In seeking to utilise the town's proximity to the Shropshire Union Canal, the development of a marina is another key objective for the town, in recognition of the economic and social benefits this could bring. Whilst the specific allocation of marina development in Local Plans are generally not supported by the Canals and Rivers Trust, it is considered that in principle land at Victoria Farm is capable of delivering such a use alongside related uses. In seeking to support a supportive approach to delivery, and in recognition that there may be a need for development to cross-subsidise such a development, Policy S11.1 sets out the issues the Council will consider should a marina proposal become a reality.
- 5.156. In order to provide further certainty to housing delivery and to ensure the proposed local housing requirement is achieved by 2038, the Local Plan also proposes the inclusion land off Adderley Road shown on the Policies Map for around 125 dwellings. It is considered this site complements the delivery of the objectives of the town and can be delivered relatively early in the plan period.

S11.2. Community Hubs: Market Drayton Place Plan Area

1. Within the Market Drayton Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Hinstock	Around 155 dwellings
Hodnet	Around 105 dwellings
Woore, Irelands Cross and Pipe Gate	Around 88 dwellings

2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or mixed-use allocations; any identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S11.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals in Woore, Irelands Cross and Pipe Gate Community Hub will be expected to positively respond to policies and guidelines within the adopted Woore Neighbourhood Plan and local needs.
6. Development proposals within Hinstock and Hodnet Community Hubs will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

Schedule S11.2(i). Residential Site Allocations: Community Hubs in the Market Drayton Place Plan Area

Site Allocation	Development Guidelines	Provision
Hinstock Community Hub		
Land at School Bank Road, Hinstock (HKW009)	An appropriate access will be provided from School Bank Road. Other necessary highway improvements will be undertaken. Development will respect the sites location adjacent to the historic core of the village. Mature trees and hedgerows on the site should be retained and appropriately buffered.	35 dwellings

Site Allocation	Development Guidelines	Provision
	Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the School Bank Road.	
Hodnet Community Hub		
Land adjacent to the Primary School and The Grove, Hodnet (HHH001 & HHH014)	An appropriate access will be provided off Shrewsbury Street and/or The Grove. Other necessary highway improvements will be undertaken. A focal open space will be provided on the site. Mature trees and hedgerows on the site should be retained and appropriately buffered. Site design should achieve a sustainable juxtaposition of houses and trees. Site design and layout will be of a high quality and positively respond to its location. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Hodnet Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	40 dwellings

S11.3. Community Clusters: Market Drayton Place Plan Area

1. Within the Market Drayton Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales;
 - b. Cheswardine; and
 - c. Marchamley, Peplow and Wollerton.
2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S11.4. Rural Area Allocations: Market Drayton Place Plan Area

1. Saved SAMDev Plan site allocations within the wider rural area of the Market Drayton Place Plan Area are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. These allocations will contribute towards the housing guideline for the rural area.

Explanation

- 5.157. Three Community Hubs have been identified within the Market Drayton Place Plan Area, these are Hinstock, Hodnet and Woore, Irelands Cross and Pipe Gate.
- 5.158. Hinstock is a moderately sized village with a range of services and facilities. It is situated to the south of Market Drayton off the A41. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocations and the Local Plan allocation. However, this will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP8 (Community Hubs) and other relevant policies of this Local Plan.
- 5.159. Hodnet is a moderately sized village with a range of services and facilities, situated to the south of Market Drayton off the A53. Development within the village will meet local needs and primarily occur on the saved SAMDev Plan residential allocations and the Local Plan allocation. However, this will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP8 (Community Hubs) and other relevant policies of this Local Plan.
- 5.160. A Neighbourhood Plan has been prepared for the Woore, Irelands Cross and Pipe Gate area. This Neighbourhood Plan establishes the long-term delivery strategy for the linked communities with strategically important gaps between them, as defined by the development boundary.
- 5.161. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of Dudleston Heath's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.162. Three Community Clusters have been identified within Market Drayton Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within these Community Clusters will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.163. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

S12. Minsterley and Pontesbury Place Plan Area

S12.1. Development Strategy: Minsterley and Pontesbury Community Hubs

1. Minsterley and Pontesbury will act as Community Hubs and will receive development to support their function as Community Hubs which provide services and facilities to serve the needs of the broader Place Plan area. Residential development will contribute towards achieving the housing guideline for the rural area of Shropshire. The residential development guidelines for Minsterley and Pontesbury Community Hubs are around 155 and around 175 dwellings respectively.
2. New residential development will be delivered through the saved SAMDev residential and mixed-use allocations and the Local Plan residential site allocations. These allocations will be complemented by appropriate small-scale windfall residential development within the development boundaries for Minsterley and Pontesbury shown on the Policies Map where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan and any Neighbourhood Plan which is adopted; and appropriate cross-subsidy and exception development, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan and any Neighbourhood Plan which is adopted;
3. New employment development will be delivered through SAMDev mixed-use allocation in Minsterley and appropriate small-scale windfall employment development within Minsterley and Pontesbury, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan and any Neighbourhood Plan which is adopted.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S12.2(i) below and on the Policies Map. Development of site allocations should be in accordance with specified development guidelines, approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.
6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Minsterley and Pontesbury on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.

Schedule S12.1(i). Residential Allocations: Community Hubs in the Minsterley and Pontesbury Place Plan Area

Site Allocation	Development Guidelines	Provision
Minsterley Community Hub		
Land west of A488, Minsterley (MIN018)	Appropriate access arrangements will be required. The 30mph zone should be extended to reflect site extent, together with any necessary traffic calming. To improve accessibility to services and facilities a footway should be provided along the site's road frontage to form a	20 dwellings

Site Allocation	Development Guidelines	Provision
	continuous footway link with that existing to the south west and a crossing facility provided to link to the footpath/cycleway on the opposite side of the A488. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Design and layout should minimise noise impact from adjacent road. Mature trees on the site should be retained and the environmental network to western boundary buffered. Relevant supporting studies should be undertaken particularly ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.	
Pontesbury Community Hub		
Land at Minsterley Road, Pontesbury (PON008, PON017 and PON030)	Appropriate shared access arrangements to serve the whole site will be required with consideration given to a new roundabout junction also serving Ashford Drive. A footway should be provided along the site's road frontage to provide for a footway link on the north side of the A488 Minsterley Road. This will provide access to local services, facilities, existing footpaths and recreational areas. The design, landscaping, layout of and access to the development will need to take into account: elevated and rising topography; mature trees and hedgerows, including local ancient woodland; heritage and ecological interest; potential contamination and all sources of flood risk as informed by a flood risk assessment. Design and layout should also minimise noise impact from adjacent road. Relevant supporting studies should be undertaken, and their recommendations implemented. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Protected and mature trees, hedgerows on the site and forming site boundaries should be protected and retained and the environmental network at the western site boundary enhanced by planting where possible.	40 dwellings

Explanation

- 5.164. Minsterley and Pontesbury Place Plan Area is unique in not having a key centre. Minsterley and Pontesbury were identified as a joint Key Centre in the Shropshire Core Strategy and SAMDev Plan. However, as a result of the hierarchy of settlements evidence produced by Shropshire Council to support the Plan preparation, the settlements have been reclassified as Community Hubs.
- 5.165. Minsterley is large village some 10 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road with an estimated population (in 2016) of 1,558 people. The village has a range of local services and facilities including a primary school, community hall, petrol station and convenience store. Minsterley also plays a significant role as an employment centre with two large food producers, Rea Valley Foods and Muller Creamery, located within the village in a protected employment area.
- 5.166. Pontesbury is a large village around 8 miles to the south-west of Shrewsbury, also on the A488 Shrewsbury - Bishops Castle road with (in 2016) an estimated population of 1,897 people. Pontesbury has a good range of local services and facilities including primary and secondary schools, a variety of local shops, community hall, library and medical practice, dentist and chemist.
- 5.167. Minsterley has saved SAMDev allocations, at Callow Lane and Hall Farm, which will contribute to the delivery of housing for the Plan period. The delivery of a scheme at Hall Farm to enhance the appearance of the site, the setting of the adjoining listed building and to secure the future of heritage assets on the site, whilst delivering some housing and employment opportunities, remains desirable.
- 5.168. There is also a need to: recognise the requirements of existing employment; support new small-scale employment opportunities; and to deliver a range of house types to support the vitality of Minsterley. However, development opportunities, within and adjoining the village, are significantly constrained by appropriate land availability, the impacts of an extensive area of flood risk and the need to safeguard Minsterley Meadows SSSI.
- 5.169. The importance of existing employment in Minsterley village is recognised, and the previously defined area will continue to be designated as a protected employment area.
- 5.170. Since availability of land and other constraints, particularly flood risk, limit potential locations for future development in Minsterley the scale of proposed development is relatively modest with a site for around 20 dwellings allocated. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs
- 5.171. In considering suitable, promoted land and thus available options for further housing in Minsterley a site off the A488 at the eastern edge of the village has been identified. This site is accessible off the A488 (with appropriate speed restrictions/traffic calming measures) and relatively well located in relation to the existing built form of the village. Flood constraints and surface water management would need to be taken into account in the design of any development and it is considered at this point that the site would therefore yield around 20 dwellings.

- 5.172. In Pontesbury there are two saved SAMDev Plan allocations, land at Minsterley Road, together with a larger mixed-use site at Hall Bank. The allocation at Hall Bank provided for the delivery of 86 dwellings as well as a convenience store, relocated nursery and community hub. This is a significant development in the context of Pontesbury delivering a number of community benefits, including affordable housing, but will need some time to be assimilated into the fabric of the village. There is however a remaining identified need for affordable dwellings and the delivery of a range of house types to support the vitality of the village
- 5.173. Opportunities for development, within and adjoining Pontesbury village, are impacted by areas of high landscape value to the south and east, including the AONB and a restricted road network to the south of the A488. Some sites to the north-eastern side of the village also currently lack suitable access.
- 5.174. Further to considering suitable, promoted land, constraints and available options for further development in Pontesbury land at the western end of the village off the A488 is allocated to deliver around 40 dwellings to meet needs of the Plan period.
- 5.175. Shropshire Council is working proactively with Pontesbury Parish Council in the ongoing production of the Neighbourhood Plan which will support the development strategy for Pontesbury.
- 5.176. Appendix 5 of the Local Plan provides information on the levels of residential completions achieved in Minsterley and Pontesbury Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of their residential development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.

S12.2. Community Clusters: Minsterley and Pontesbury Place Plan Area

1. There are no Community Clusters within the Minsterley Pontesbury Place Plan Area.

S12.3. Wider Rural Area: Minsterley and Pontesbury Place Plan Area

1. There is a saved SAMDev Plan site allocation HAN011/R identified in Appendix 2 which provides for the growth of Hanwood village.

Explanation

- 5.177. Whilst there are some small hamlets in the rural area beyond the villages of Minsterley and Pontesbury, no Community Cluster settlements have currently been identified. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.178. The rest of the Place Plan Area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

S13. Much Wenlock Place Plan Area

S13.1. Development Strategy: Much Wenlock Key Centre

1. Much Wenlock will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 200 dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.
2. A Neighbourhood Plan for Much Wenlock covering the period from 2013-2026 was adopted in 2014. The policies and proposals within this Neighbourhood Plan which conform with the Local Plan continue to form part of the Development Plan for the area.
3. New residential development will primarily be delivered through the residential site allocation. This will be complemented by appropriate small-scale windfall residential development within the Much Wenlock development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan.
4. New employment development will be delivered through the employment allocation within the Much Wenlock Neighbourhood Plan. This will be complemented by any appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan and the Much Wenlock Neighbourhood Plan.
5. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
6. Local Plan site allocations are identified in Schedule S13.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to relevant policies and guidelines identified within the Much Wenlock Neighbourhood Plan, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S13.1(i). Residential Allocations: Much Wenlock Key Centre

Site Allocation	Development Guidelines	Provision
Land adjoining the Primary School and Hunters Gate, Much Wenlock (MUW012VAR)	Access into the site will be provided by a new roundabout on the A458 to be funded by the development. The site will deliver a maximum of 120 dwellings. Development will be required to deliver substantial community benefits both on and off site by way of flood alleviation. Specifically, development must demonstrate how properties currently at risk of flooding at Hunters Gate and Forester Avenue will be protected for all storm events up to and including the 1% Annual Exceedance Probability (AEP) event plus an appropriate allowance for climate change, as well as removing exceedance water from the existing surface water and foul sewer systems serving	120 dwellings

Site Allocation	Development Guidelines	Provision
	Much Wenlock. Where offsite attenuation features are proposed it must also demonstrate that the design of these features will ensure there is no increase in flood risk to properties downstream of Much Wenlock on the Farley Brook for all storm events up to an including the 1% AEP event plus an appropriate allowance for climate change. Given the importance of this issue, development proposal will be required to provide sufficient detailed designs evidencing how these measures will be achieved in practice in order for planning permission to be granted. Any residual surface water flood risk within the site will be managed by excluding development from the affected areas of the site, which will form part of the green Infrastructure / open space network. Flood and water management measures must not displace water elsewhere. Substantial and effective boundary treatments will be required in order to create a buffer around the site. This will include the reinstatement of a hedgerow along the sites southern boundary. Green infrastructure links will be provided through the site linking to the open space provision and the public right of way network beyond the site. High-quality trees and hedgerows will be retained. Acoustic design, layout, use of green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A458.	

Explanation

- 5.179. The Town benefits from having an adopted Neighbourhood Plan covering the period 2013-2026. The policies of the Neighbourhood Plan reflect the unique character, circumstances and community aspiration in the town. Indeed, where there is no conflict with this Local Plan, the Neighbourhood Plan continues to up-to-date for the purposes of decision taking. However, it has also been necessary for the Shropshire Local Plan to indicate how it is to plan positively for the Town to 2038, whilst continuing to respect its character and nature and the broad aspirations of the Neighbourhood Plan.
- 5.180. Key planning issues for Much Wenlock include the fact the town catchment has been designated as a Flood Rapid Response Catchment in the highest category. Surface water flooding can develop very quickly in this situation and the potential impact on flood risk is therefore a very significant local consideration, including in the manner in which development sites are identified.
- 5.181. The Plan therefore identifies an appropriate growth level over the plan period of around 200 dwellings, along with 2 hectares of employment land provision in order to secure balanced growth. Development is focussed into a single housing allocation at Hunters Gate, where it is considered a maximum of 120 dwellings is acceptable in order to secure sufficient local housing supply

and opportunity in the long term, but at the same time directly responding to and addressing the issue of flooding in and around the site, and with adjoining residential areas. The development guidelines for the allocation at Hunters Gate therefore are clear in the level of community benefit required to be delivered as a direct result of the scheme with regards to flood mitigation measures. In addition, it is considered the allocation offers the opportunity for a well-designed scheme, integrating green infrastructure and other open space features throughout.

- 5.182. Additional development in Much Wenlock will need to recognise the potential impacts on flood risk, heritage assets and the policies and objectives in the Neighbourhood Plan.
- 5.183. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Much Wenlock, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

S13.2. Community Hubs: Much Wenlock Place Plan Area

1. Within the Much Wenlock Place Plan Area, Cressage has been identified as a Community Hub. The residential development guidelines for Cressage is identified below:

Community Hub Settlements	Residential Guideline
Cressage	Around 80 dwellings
2. Within Cressage, new residential development will be delivered through new residential allocations identified in the Local Plan; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan. 3. Within Cressage, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan. 4. Local Plan site allocations within Cressage Community Hub are identified in Schedule S13.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. 5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.	

Schedule S13.2(i). Site Allocations: Community Hubs in the Much Wenlock Place Plan Area

Site Allocation	Development Guidelines	Provision
Cressage Community Hub		
Land adjoining The Vicarage on A458, Cressage (CES005)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Location on A458 may require stand-off distance, layout, orientation, landscaping, open space and design to enhance amenity with possible sound attenuation and ventilation measures closer to A458. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water risks will be managed by excluding development from the affected areas which will form part of the Green Infrastructure network. Water management measures must not displace water elsewhere. Access from A458 through new highway access to create a gateway feature for village and providing a footway along the frontage to crossing over A458 to existing footway network east linking into village. A secondary pedestrian and cycling access possible on short frontage to Wood Lane. Speed restrictions positioned south of site with traffic calming measures supporting gateway feature at highway access. Relevant supporting studies to be undertaken particularly transport assessments, drainage, heritage and especially archaeology interest, ecology, tree and hedgerow surveys including protection of Wood Lane Local Wildlife Site from increasing emissions, protection of tree / woodland belt to west. Recommendations of studies to be clearly reflected in the development scheme.	60 dwellings
The Eagles public house on A458, Cressage (CES006)	Redevelopment to form two distinct but interrelated elements to deliver up to 4 dwellings on the site through: Sympathetic conversion of the former pub' building for up to 2 dwellings, to conserve and enhance the significance of the designated heritage asset and to improve the appearance and appreciation of the asset and the site. Develop the former car park for up to three new dwellings set back from the pub' conversion and the A458/Sheinton Road junction to respect the significance and setting of the heritage asset and improve the visibility and safety at the junction possibly with a partial repositioning of the site boundary wall to improve sightlines south on the A458.	around 4 dwellings

Site Allocation	Development Guidelines	Provision
	To close the site to vehicular access from the A458 in favour of the existing vehicular access from Sheinton Road. To accommodate a footway within the site between the A458 and Sheinton Road to replace the narrow footway to the A458 and to facilitate pedestrian movements from Sheinton Road. Relevant supporting studies will be undertaken particularly transport assessments, heritage including archaeology, ecology in the redundant building, site margins and adjacent undisturbed sites, tree survey, surface water flood risk / drainage and ground contamination with their recommendations clearly reflected in the proposed development scheme. The site will incorporate appropriate drainage infrastructure informed by a sustainable drainage strategy and will ensure the water management measures do not displace water elsewhere. Site design will manage the proximity to the A458 and the need for distance, layout, orientation, sound attenuation and ventilation to reduce any impacts on amenity.	

S13.3. Community Clusters: Much Wenlock Place Plan Area

1. Within the Much Wenlock Place Plan Area, one Community Cluster has been identified, this is:
 - a. Buildwas.
2. Within Buildwas Community Cluster, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within Buildwas Community Cluster, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S13.4. Wider Rural Area: Much Wenlock Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Much Wenlock Place Plan Area.

Explanation

Community Hubs

- 5.184. Cressage is the only Community Hub in the Much Wenlock Place Plan Area and has changed its status from being a 'Countryside' settlement since 2015. Cressage has previously provided a small-scale exception site for affordable housing and this marks an important characteristic of the village as an 'inclusive' community that also accommodates gypsy and traveller needs. Cressage, as a Community Hub, will now bring some much-needed investment in key infrastructure and services along with new housing to improve the sustainability of the community.
- 5.185. Cressage is situated on an important local highway junction and a bridging point (north) for the B4380 over the River Severn. The village is an important local service centre for smaller rural communities on the A458 (south and west), B4380 (north) and Sheinton Road (east). Cressage has an important but under-appreciated historic core around a former Castle site on the B4380 junction with Sheinton Road and with adjacent and related historic assets on the A458.
- 5.186. Cressage, as a Community Hub, offers the opportunity to explore and understand the history and significance of the village and to improve the appearance, appreciation and function of this key service centre. A principal focus for the settlement strategy will be the small but significant historic site of the former (The) Eagles public house and car park allocated as housing site CES006. Redundant for many years, the pub' building has an historic core that has become a designated heritage asset. The redevelopment of CES006 is expected to reveal much about the history of Cressage and will increase its attraction as a place to live.
- 5.187. The A458 through Cressage is key to its continuing function but a lack of regard for the speed restrictions and highway infrastructure to ensure the safety of all road users, has a significant, adverse impact on its residents. The settlement strategy seeks to influence driver behaviour and improve pedestrian safety by providing further highway and pedestrian infrastructure and by changing perceptions of the village. This will be supported by improving pedestrian links through site CES006 and ensuring highway works at site CES005 adjoining the former Vicarage will provide a new residential area that meets the needs of the community and encourages through traffic to respect the amenity and safety of the residents of the village

Community Clusters

- 5.188. The village of Buildwas is the only Community Cluster settlement in the Much Wenlock Place Plan Area. Development in Buildwas is expected to comprise small scale, infill development within the existing built form of the settlement where these developments conform with Policy SP9.
- 5.189. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

S14. Oswestry Place Plan Area

S14.1. Development Strategy: Oswestry Principal Centre

1. Oswestry will act as a Principal Centre and contribute towards strategic growth objectives in the north-west of the County, delivering around 1,900 dwellings and making available around 57 hectares of employment land to provide choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand.
2. New residential development will be delivered through a combination of the saved SAMDev residential allocations and the Local Plan residential allocations at Park Hall, which will reinforce the existing urban fabric of the former Park Hall Camp to form a mixed use 'garden settlement' as envisaged by the Oswestry Civic Society within their document, Oswestry 2050.
3. These allocations will be complemented by appropriate windfall residential development within the Oswestry development boundary, as shown on the Policies Map; and appropriate cross-subsidy and exception development where it is consistent with DP7 and other relevant policies of this Local Plan.
4. Saved SAMDev employment allocations will help deliver a balance between new housing and local employment, whilst also recognising the important role that Oswestry plays in the north-west of the County and seeking to ensure a range and choice of economic development opportunities. These sites will be supported by appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan.
5. To support Oswestry's role as a Principal Centre, new retail development will be directed towards the town centre, in line with Policy DP9, where it will complement the existing offer.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S14.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.
8. The emerging Oswestry Transit Corridor Study will provide further guidance with regard to the relationship between Gobowen and Oswestry. This document will indicate the type of infrastructure sought to increase the linkages between the two settlements, including the type of transport to be promoted and funded through a phased approach.

Schedule S14.1(i). Residential Allocations		
Site Allocation	Development Guidelines	Provision
Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032)	A comprehensive development should be undertaken. Design and layout should allow appropriate vehicular, cyclist and pedestrian movement through the components of the site and to the hospital and college. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Development should correspond with the emerging Indicative Masterplan and Transport and Movement strategy for Oswestry town where appropriate. Residential-led development to include provision for key worker dwellings in association with the RJAH hospital and Derwen College. Ancillary commercial use in relation to the RJAH hospital and Derwen College to be incorporated into the site. Appropriate assessment and management of contaminated land and unexploded ordnance is required on the site. In order to achieve an appropriate access into PKH032 off Twmpath Lane, a roundabout may be required. The development should complete the footpath along North Drive to the west of the site. Noise from the main roads and railway will be mitigated through design and layout of development and appropriate boundary treatments. An appropriate buffer to commercial operations around the site will be maintained. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	240 dwellings, with ancillary Commercial use in association with the RJAH and Derwen College.

Explanation

- 5.190. Oswestry was identified as a Principle Centre in the Shropshire Core Strategy under CS15. The town will continue this status as part of the Local Plan Review, and will continue its role as the principle for employment, commercial and administrative centre in the north west of the County.

- 5.191. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Oswestry, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.192. Due to the limitations surrounding Oswestry for development, no housing allocations have been made in the town as part of this Local Plan Review. Oswestry's housing requirement is therefore allocated in Park Hall to the north-east. It is acknowledged that Oswestry has a strong need for affordable and specialist dwelling types, and therefore suitable sites are encouraged for affordable exception and cross-subsidy schemes to help meet the unmet need, rather than assign very small housing allocations. Further growth of the town is therefore expected to come through appropriate windfall sites in addition to previously adopted allocations.
- 5.193. Park Hall has been allocated six sites comprising a total of approximately 240 potential dwellings. These sites are located to the north and will be expected to recognise the importance of linking with the Derwen College as well as the Robert Jones & Agnes Hunt Orthopaedic Hospital, where key-worker dwellings will be developed to ensure appropriate links are present with the housing development. This will be through a combination of physical linkages (i.e. roads and pathways) as well as house types and tenures. Additional uses, such as ancillary commercial, will also be anticipated alongside the residential proposals.
- 5.194. The Indicative Masterplan and Transport and Movement Strategy for Oswestry town aims to ratify and develop the vision and ambitions identified through work undertaken to date and to develop an investable concept masterplan for the evolution of the town. The movement and access study should consider movement through the town and the connectivity between the town and surrounding key locations (RJAH Hospital, Gobowen Railway Station, Bus Station, Innovation Park, Industrial parks, leisure centre, colleges, planned and proposed developments, etc.).
- 5.195. The Oswestry SUE will continue to provide the majority of housing for the town. The revised figures confirm that around 800 houses will be delivered at this site, together with a new link road between Shrewsbury Road and Middleton Road, sustainable transport improvements and land for community facilities, public open space and green infrastructure.
- 5.196. Oswestry's role as a principal focus for employment is supported through the allocation of a total of 57 hectares of new employment land. The two major new areas are land at Mile End east and land to the south of Whittington Road, both to the east of the Oswestry Bypass, so the developments will need to address their impacts on the A5 junctions and ensure the provision of satisfactory linkages for pedestrians and cyclists to/from the town.

S14.2. Community Hubs: Oswestry Place Plan Area

1. Within the Oswestry Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Gobowen	Around 360 dwellings
Kinnerley	Around 60 dwellings
Knockin	Around 55 dwellings
Llanymynech	Around 125 dwellings
Pant	Around 50 dwellings
Ruyton XI Towns	Around 125 dwellings
St Martins	Around 355 dwellings
Trefonen	Around 55 dwellings
West Felton	Around 130 dwellings
Weston Rhyn	Around 155 dwellings
Whittington	Around 200 dwellings

2. Within each Community Hub, new residential development will be delivered through any identified saved SAMDev residential allocations, any identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy DP7 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through any identified saved SAMDev mixed use allocations; and appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S14.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.
6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure and water quality and quantity arising from development in Llanymynech and Pant on the integrity of the Montgomery Canal SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ruyton XI Towns, St Martins, West Felton and Whittington on the integrity of the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Weston Rhyn on the integrity of the River Dee SAC. Mitigation measures for recreational impacts and water quality and quantity are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.

7. St Martins and Weston Rhyn are within the setting of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. Planning Policy Wales 10 requires development in the setting of an AONB to take account of the special qualities of the designated area. Proposals affecting the setting of the Clwydian Range and Dee Valley AONB must have regard to its identified special qualities in consultation with Natural Resources Wales and the Clwydian Range and Dee Valley AONB Partnership.

Schedule S14.2(i). Site Allocations: Community Hubs in the Oswestry Place Plan Area

Site Allocation	Development Guidelines	Provision
Gobowen Community Hub		
Land west of Agnes Hunt Memorial Bungalows, Gobowen (GWR009)	A low-density scheme which will respond to the specialist accommodation needs of nearby Derwen College. Access to be through saved SAMDev allocation off Southlands Avenue (GOB008) Existing mature trees on the site should be maintained. The design and layout of development and appropriate boundary treatments should mitigate noise from railway line to the west of the site.	25 dwellings
Knockin Community Hub		
Land north of Church Lane, Knockin (KCK009)	Access to be provided through saved SAMDev allocation KK001. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Knockin Conservation Area and its setting. Existing mature trees on the site should be maintained. The public rights of way though the site should be retained, buffered and appropriately enhanced. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	25 dwellings
Llanymynech Community Hub		
Land East of Barley Meadows, Llanymynech (LYH007)	Access to be provided through Barley Meadows. Any necessary improvements to the local and strategic road network, including drainage, will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	50 dwellings

Site Allocation	Development Guidelines	Provision
	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Llanymynech Conservation Area and its setting. The public right of way on the site will be retained and enhanced. Development must also enhance footpaths to the nearby recreation space, village hall and village centre. A suitable buffer is required to hedgerows and watercourses on and adjacent to the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Development should not adversely affect the canal corridor in terms of its structural integrity, landscape, heritage, ecological quality and character. Any development should respond positively to the adjacent canal corridor and seek to optimise the benefits such a location can provide for local communities. There is a culvert under the canal in proximity to the site, therefore any development will need to demonstrate that no discharges from the site during or post-construction will adversely affect this culvert.	
Pant Community Hub		
Land east of A483, Pant (PYC021)	Subject to appropriate vehicular access being demonstrated. Any necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Development on the site to include a parking solution for the nearby village shop to the southern element of the site Development will fund a suitable new vehicular access onto the A483 as well as extension to the local speed limits and any further necessary traffic calming. No access will be available from Penyarreg Lane due to its constraints. Development to support the delivery of a new footpath on eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility. The nearby Local Wildlife Site and Environment Network (to the eastern section of the site) will need to be appropriately buffered and protected from damage.	25 dwellings

Site Allocation	Development Guidelines	Provision
	The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Ruyton XI Towns Community Hub		
Former Dairy Site, School Road, Ruyton XI Towns (RUY019)	Site should be masterplanned to achieve a high-quality design and layout. Potential for interpretation of heritage features on the site through this process. Contributions to wider heritage features elsewhere in the settlement may also be appropriate (especially Ruyton Castle Scheduled Monument). Development will fund an estate road access onto School Road with pedestrian crossing facility. The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the east of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	65 dwellings
St Martins Community Hub		
Land east of Moors Bank, St Martins (SMH031)	An appropriate estate road junction onto the B5069 to be provided. Development to also provide a pedestrian crossing of the B5069; and a short section of missing footway on the south side of the site along the B5069 from the site frontage to the Church Lane bus stop. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. The site is crossed by a sewer, therefore protection measures in the form of an easement width or a diversion of the pipe would likely be required which may impact upon the housing density achievable on site. An assessment of the Sewage Pumping Station (SPS) would need to be undertaken to establish whether improvements are required.	60 dwellings

Site Allocation	Development Guidelines	Provision
Former Ifton Heath Primary School, St Martins (SMH038)	Development following appropriate relocation of existing site occupants. Development to fund an appropriate estate road junction onto Overton Road. Opportunities for retention and conversion of historic school building to be sought. An assessment of whether the playing field on the site is surplus to requirements must be undertaken. If this concludes the open space is not surplus, then equivalent or better provision in terms of quantity and quality in a suitable location will occur. The scheme design should complement the site setting and reflect outcome of ecological and heritage assessments. Provision of a suitable water supply and foul-water disposal which will not adversely affect the River Dee SAC must be demonstrated via HRA for this site to be developed. The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the east of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	35 dwellings
West Felton Community Hub		
Land at West Felton (WEF025)	Development to secure extended formal and permanent recreation ground on adjacent land in the same ownership. Access to be provided via the adjacent development site or Tedsmore Road. Access onto Tedsmore Road would require widening of the road and footway provision along the site frontage as far as the Methodist Church. The existing 30mph speed limit would also need to be reviewed and appropriate traffic calming provided.	60 dwellings
Weston Rhyn Community Hub		
Land west of Trehowell Lane, Weston Rhyn (WRP001VAR)	The site comprises of two previous site promotions where the land owners have agreed to jointly promote the land as one site. The site therefore is to be developed comprehensively as a single development. Any phasing must ensure the delivery of both parcels which comprise the whole site.	60 dwellings

Site Allocation	Development Guidelines	Provision
	The site's layout shall make provision for any future development to the west and north. Access to the site to be from Trehowell Lane. Development must include appropriate repositioning of Trehowell Lane to access the site, including utilising the land to the east of the road (which is under the same ownership as the preferred site). This road would need appropriate widening with a new junction being formed. The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the west of the site. Existing mature trees on the site should be retained. Development will need to be sympathetic to the nearby Grade II listed Sunday School. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land off Station Road, Weston Rhyn (WRP017)	The existing school playing pitch will be relocated within the site to the east, parallel to Old Chirk Road. The existing playing pitch will be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Provision of improved parking facilities for the school is required. An appropriate footway is to be provided along the site frontage with Station Road and a pedestrian crossing facility to access school. The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the north of the site.	40 dwellings
Whittington Community Hub		
Land off Donnett Close, Whittington (WHN024)	Appropriate access to be provided via the B5009. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Whittington Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. Development will fund a review and extension of 30mph speed limit and any necessary traffic calming and	70 dwellings

Site Allocation	Development Guidelines	Provision
	footways and pedestrian crossing facilities at the site frontage. The design and layout of development and appropriate boundary treatments should mitigate noise from the road to the west of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

S14.3. Community Clusters: Oswestry Place Plan Area

1. Within the Oswestry Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn;
 - b. Park Hall, Hindford, Babbinswood and Lower Frankton;
 - c. Rhoswel, Wern and Chirk Bank; and
 - d. Selattyn, Upper/Middle/Lower Hengoed and Pant Glas.
2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev allocations; appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Cross-Subsidy Exception Sites Policy DP7 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale employment windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.
6. Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Rhoswel, Wern and Chirk Bank and in Selattyn on the integrity of the River Dee SAC. Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn on the integrity of Morton Pool Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure from development in Park Hall, Hindford, Babbinswood and Lower Frankton on the integrity of the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.

S14.4. Wider Rural Area: Oswestry Place Plan Area

1. Saved SAMDev Plan site allocations within the wider rural area of the Oswestry Place Plan Area are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. These allocations will contribute towards the housing guideline for the rural area.

Explanation

- 5.197. A number of Community Hubs are identified within the Oswestry Place Plan area, reflecting the scale of the services and facilities they provide.
- 5.198. Development in the proposed Community Hubs responds to the scale and character of each area, as well as the availability of suitable development options. Where it has been appropriate to allocate land to deliver the local housing guideline the development guidelines reflect this in Schedule S14.2. There are no allocations identified for Kinnerley or Trefonen, and instead the development of suitable infill development along with affordable exception and cross-subsidy sites in appropriate locations outside of the development boundary, will be supported where they help deliver housing which meets identified local needs.
- 5.199. Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn; Park Hall, Hindford, Babbinswood and Lower Frankton; Selattyn, Upper/Middle/Lower Hengoed and Pant Glas; Rhoswiol, Wern and Chirk Bank have been identified as Community Clusters. Development within these Community Clusters will be managed in accordance with Policy SP9. New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.200. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

S15. Shifnal Place Plan Area

S15.1. Development Strategy: Shifnal Town

1. Shifnal will fulfil its role as a Key Centre and the largest settlement in the north of the Shropshire Green Belt. Shifnal will be the focus for investment, employment, housing and development on the M54/A5 Strategic Corridor through Shropshire with access to Junctions 4 and 3 with proximity to Wolverhampton and the i54 major investment site.
2. A Neighbourhood Plan for Shifnal covering the period 2014-2026 was adopted in 2015. Policies and proposals within the Neighbourhood Plan which conform with the Local Plan will continue to apply through the lifespan of the Neighbourhood Plan.
3. Shifnal is inset into the Green Belt and planned development will only occur within the development boundary shown on the Policies Map. Development in the Green Belt which is 'appropriate' or which may be permitted in 'very special circumstances' will be considered in accordance with national and local Green Belt policies that specify appropriate land uses and the acceptable circumstances for such development.
4. Shifnal will have a key role in providing homes, jobs, services and facilities to the Place Plan area, other Green Belt communities and the M54/A5 Strategic Corridor. Over the Local Plan period, the town will deliver around 1,500 dwellings and make available around 41 hectares of employment land to provide choice and competition in the market. New housing and employment will provide for the needs of the town and surrounding hinterland, including attracting inward investment, allowing existing businesses to expand and encouraging new businesses to establish in Shifnal.
5. New residential development will primarily be delivered through the saved SAMDev mixed use and residential allocations in Appendix 2 and Local Plan residential allocations in Schedule S15.1(i) and shown on the Policies Map. Development of residential allocations will be in accordance with the development guidelines and site provision figures and the policies of this Plan. Residential development on appropriate windfall sites within the development boundary will be permitted in accordance with the policies of this Plan and relevant policies of the Shifnal Neighbourhood Plan. New residential development may be delivered on appropriate cross-subsidy and exception sites, where opportunities exist within the development boundary, are consistent with national and local policies or would be 'appropriate' development in the Green Belt.
6. Shifnal will deliver a significant, new investment opportunity on the employment allocation in Schedule S15.1(ii) and shown on the Policies Map. Development of this allocation will be in accordance with the development guidelines and site provision figures and the policies of this Plan especially SP13. Employment development on appropriate windfall sites within the development boundary will be permitted in accordance with the policies of this Plan and relevant policies of the Shifnal Neighbourhood Plan. The existing employment area at Shifnal Industrial Estate will be protected, primarily for 'primary' employment uses identified in policy SP13 as part of the range of employment development opportunities in the town.
7. Land beyond the development boundary that is not part of the Green Belt is safeguarded for Shifnal's future development needs, beyond the Plan period after 2038. This extensive land release from the Green Belt is located to the east and to the south and west of the town as shown in Schedule S15.1(iii) and on the Policies Map. Development of this land during the Plan period will only be permitted in 'very special circumstances' to meet Shifnal's development needs in accordance with national and local Green Belt policies.

8. To support Shifnal's role as a Key Centre and the importance of the town's distinctive retail offer and the need to sustain a vital and viable town centre, the town centre identified on the Policies Map is the preferred location for new or enhanced retail development. There is a presumption against out of centre retail development subject to changes to the Use Classes Order 1987 (as amended) with the exception of an earlier release of safeguarded land to the west and south of Shifnal in 'very special circumstances' to meet the development needs of the town.
9. In recognition of the historic character of the town and its environmental challenges, the development of the town will have regard to the:
 - a. promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces; and
 - b. improvement of the environmental quality, including the protection and enhancement of the corridor of the Wesley Brook and the effective drainage of river and surface water through the town particularly from the discharge of flood waters;
10. Shifnal will be a significant focus for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the Implementation Plan and Shifnal Place Plan. Particular infrastructure opportunities the development of the town will have regard to are the:
 - a. localised improvements to Haughton Lane and Haughton Village;
 - b. improvements to pedestrian and cycle infrastructure to support sustainable travel;
 - c. improvements to the Town Centre including Bradford Street/Aston Street junction;
 - d. further improvements required by the proposed growth of Shifnal including:
 - i. priorities afforded to through traffic and residential parking on Innage Road;
 - ii. capacity improvements to Five Ways roundabout;
 - iii. improvements to upgrade key routes and junctions serving the town.
11. Development proposals will demonstrate they have adequately assessed and mitigated their impacts with regard to co-ordinating infrastructure provision and the development of their proposals. Development proposals should address the infrastructure constraints and requirements identified in the Implementation Plan and Shifnal Place Plan and any site or settlement infrastructure modelling and/or assessments to positively contribute to local infrastructure improvements, including the provision of community benefits in accordance with Policy DP25.
12. Development proposals will respond positively to policies and guidelines in a revised Shifnal Neighbourhood Plan or any community-led plans, community strategies or masterplans adopted by Shropshire Council in conformity with this Local Plan for the period 2016 to 2038.

Schedule S15.1(i). Residential Allocations: Shifnal Key Centre

Site Allocation	Development Guidelines	Provision
Land adjoining Meadow Drive, Shifnal (SHF013)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for lower cost housing, age specific housing and policy compliant affordable housing. Highway access will be from the spur road off Meadow Drive forming a junction into western boundary. Access	65 dwellings

Site Allocation	Development Guidelines	Provision
	junction and road to have stand-off from last property on spur road to protect their existing amenity. Consideration to be given to off-site highway works at junction of Newport Road/Meadow Drive/Haughton Road to provide satisfactory highway capacity and highway drainage improvements to address existing surface water flooding constraints. Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping and open space within the proposed development to enhance the Green Infrastructure network, particularly the woodland with mature protected trees and open land, to the west, north and east of the site boundaries. Open space with consideration of equipped play space to be located on site with part provision on the eastern boundary to mirror the adjacent development on Coppice Green Lane. Consideration to be given to the creation of a new footpath to link into existing network between Meadow Drive and adjacent development on Coppice Green Lane to improve permeability of north-east of town. Landscaping and open space to protect trees and hedgerows, allow foraging/passage of species through the site and use of habitat on site margins. Relevant supporting studies to be undertaken of traffic assessments, heritage including archaeology, detailed ecological assessment, tree survey particularly mature woodland on western boundary surface water flood risk on site and drainage on Newport Road, noise and air quality assessments with recommendations reflected in proposed development. Site will incorporate appropriate sustainable drainage, informed by sustainable drainage strategy focusing on central north-south ditch through the site. Any residual surface water flood risk to managed by excluding built development from the affected areas of the site and providing a SuDS to form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. A noise assessment should inform the design of the scheme in relation to the layout/landscaping of the development and the design of the dwellings in the north, and possibly extending through, the site. Layout and landscaping should consider stand-off from northern boundary, orientation of dwellings with possible acoustic fencing and additional tree and hedgerow planting. Dwelling design should consider enhancement of façade	

Site Allocation	Development Guidelines	Provision
	with glazing solutions, ventilation measures and internal layout of living spaces to mitigate for noise impacts. Site is not within an Air Quality Management Area but consideration to be given to mitigating any impact from emissions from M54 to the north of the site.	
Land adjoining Beech House between A464 and Park Lane, Shifnal (SHF015 & SHF029)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for lower cost housing, family housing and policy compliant affordable housing. Allocation does not include Beech House (non-designated heritage asset HER PRN 34751) with garden, curtilage building and frontage walling to A464. Beech House forms part of urban land and no longer safeguarded for future development. Consideration may be given to sympathetic restoration/conversion of house and curtilage buildings. Existing northern access to Beech House to be closed and sealed with existing gates retained. Beech House to be serviced from existing southern access. Highway junction to be situated at northern point on A454 frontage to provide safe junction with good visibility. Highway junction to have adequate highway drainage, speed restrictions to be moved beyond the junction with traffic calming to create a visible and safe gateway into Shifnal. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services. The need to conserve Beech House, protect the setting from effects of development and to deliver a safe and visible highway junction to A464 may require removal of mature trees with complementary planting within site. Consideration to be given to internal highway layout within the site to make effective use of the developable land and to improve the accessibility of the dwellings to the main and secondary accesses to encourage 'active travel' options to reach local services. Consideration to be given to secondary access to Park Lane through access strip from backland boundary of site. Secondary access to provide pedestrian and cycling access to Park Lane offering a potentially safer access to local services including the local primary school and with emergency vehicular access into the site only. Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	65 dwellings

Site Allocation	Development Guidelines	Provision
	Landscaping and open space with equipped play spaces to retain mature trees within and adjoining site (subject to highway safety requirements) particularly to protect western Tree Preservation Order, foraging / passage of species through site and use of habitat on site margins particularly for Great Crested Newts whose presence may reduce site capacity. Relevant supporting studies to be undertaken for traffic assessments, heritage impact on Beech House and archaeology of developable land, detailed ecological assessments particularly the presence of Great Crested Newts, tree survey particularly around Tree Preservation Order close to Park Lane, surface water flood risk around ponds, noise assessment with recommendations reflected in proposed development. Layout and landscaping to consider effect of noise due to proximity to surrounding highway network. Layout of dwellings might consider stand-off from north and A464, orientation of dwellings with possible acoustic fencing and additional tree and hedgerow planting. Dwelling design along edge of site should consider enhancement of façade design with glazing solutions and internal layout of living spaces to mitigate for noise impacts. Site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy particularly around the ponds and further north along the boundary to the Green Belt/safeguarded land. Any residual surface water flood risk to be managed by excluding development from buffer around the ponds to form part of Green Infrastructure network. Flood and water management measures must not displace water elsewhere particularly to adjacent safeguarded land.	
Land between Windmill View and The Monument on A464, Shifnal (SHF022 & part SHF023)	Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs with potential for family housing, age specific housing and policy compliant affordable housing. Sites SHF022 and SHF023 to be developed as a single housing area either simultaneously or through two inter-related development schemes. Site SHF022 to have highway access from Windmill View through the strategic roundabout junction on A464 serving the adjacent development. The access from Windmill View into site SHF022 will connect the new development into the existing footway network and to the pedestrian routes to the town centre. The development scheme for SHF022 will provide highway accesses into the boundary of site SHF023 to link this site into the highway network within the town. The development should provide access to the footway and cycling network along the A464 to improve access	100 dwellings

Site Allocation	Development Guidelines	Provision
	to local services using 'active travel' options to walk, 'wheel' or cycle to local services. Site SHF023 will provide a highway junction with A464 on the eastern end of the southern boundary. Highway access to have adequate highway drainage, speed restrictions moved to the east of the junction with traffic calming to create a safe and visible gateway into Shifnal. The gateway treatment may not be necessary after development of site SHF015 situated further east along the A464. Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping to protect trees and central hedgerow and open space, with consideration of equipped play space, to be located where the combined provision on the two adjacent sites enhances the Green Infrastructure provision. Revells Rough to be protected and buffered by both developments with conservation and enhancement of the woodland through development of SHF023 by the controlling owner. Consideration to be given to the physical separation of sites SHF022 and SHF023 from safeguarded land to the north due to highway capacity constraints on Lamledge Lane with its restricted viaduct over the rail line. Relevant supporting studies to be undertaken for traffic assessments, heritage impact on surrounding assets and archaeology of developable land, detailed ecological assessments particularly the presence of Great Crested Newts, tree survey particularly of Revells Rough and central hedgerow separating SHF022 and SHF023, surface water flood risk, noise assessments with recommendations reflected in proposed development. Detailed ecological assessment to consider the need for foraging / passage of species through site and use of habitat on site margins particularly for Great Crested Newts whose presence may reduce site capacity. Heritage Impact Assessment should ensure the development will respect the surrounding heritage particularly the Windmill monument to the east and to conserve any archaeological potential of the site. Sites SHF022 and SHF023 to incorporate appropriate inter-related sustainable drainage, informed by sustainable drainage strategy particularly on the lower lying SHF023. Any residual surface water flood risk to be managed by excluding development from this area to provide SuDS to form part of Green Infrastructure	

Site Allocation	Development Guidelines	Provision
	network. Flood and water management measures must not displace water elsewhere particularly from one site into the other. Layout and landscaping to consider effect of noise due to proximity to A464. Layout of dwellings to the south and possibly through the site to consider stand-off from A464, orientation of dwellings and additional tree and hedgerow planting. Dwelling design along south of site to consider enhancement of façade design with glazing solutions and internal layout of living spaces to mitigate for noise impacts. Site SHF023 to provide a stronger to the urban area of Shifnal to properly define the Green Belt boundary.	

Schedule S15.1(ii). Employment Allocations: Shifnal Key Centre

Site Allocation	Development Guidelines	Provision
Land east of Shifnal Industrial Estate, Upton Lane, Shifnal (SHF018b & SHF018d)	The development of these two inter-related sites will significantly improve the employment land offer, commercial premises, business representation and employment in Shifnal. The employment development should create a high quality, campus style development primarily for Class B uses but with appropriate secondary employment uses and other ancillary service uses. Situated on the edge of town, the development will take full account of the need to enclose both the built form of the development and any off-site infrastructure works within a Green Infrastructure network, separating it from the Green Belt and landscape to the east of Shifnal. The development of land west of Upton Lane should consider the functional relationship with Shifnal Industrial Estate and the opportunity to link the two employment areas to: create a secondary access into the new employment area; and to alleviate the constraints imposed on Shifnal Industrial Estate through the existing intensity of the uses within this employment area. The development will address the need for strategic and service infrastructure particularly for utilities including the provision of an electricity upgrade to an appropriate MVA to serve the existing and proposed employment areas in the east of the town. The development should also consider the possibility of using renewable energy to meet the energy needs of the business occupiers. The development of this site will be in accordance with a masterplan and design code prepared in consultation with the public and Shropshire Council. This will represent a significant material planning consideration for any planning application for development of the site. A construction	39 hectares (15.6ha net development)

Site Allocation	Development Guidelines	Provision
	management plan will be prepared to inform the development of the site. The layout, height of buildings, use of Green Infrastructure with strong native tree planting to provide appropriate and substantial buffering, effective building design and materials will be used to appropriately manage impacts from the development including visual impacts, noise, dust, odour or other emissions arising from the employment uses. Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation. The sites should be serviced from the A41/M54 Junction 3 along Stanton Road with traffic restrictions on commercial vehicle movements to the site using the A464 / Aston Street through Shifnal via the town centre. The priority given to Stanton Road as the primary access will require improvements to Stanton Road along its length. Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the local and strategic road network, including M54 Junction 3 and the A41/Stanton Road junction, this will be informed by consultation with Highways England. All necessary improvements to the local and strategic road network will be undertaken. Sites SHF18b and SHF18d will share a principal access from Stanton Road to serve the employment area and Upton Lane to the viaduct bridge at the rail line will be improved and modified to form the primary distributor road serving the site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development. Upton Lane forms a bridge viaduct over the rail line to the south of the site. Beyond the bridge viaduct, Upton Lane forms an inadequate local road and development should close the viaduct to traffic until the southern section of Upton Lane is improved and to recognise the weight restrictions over the bridge viaduct. It is desirable for the viaduct bridge to remain open to pedestrian and cyclist movements to encourage active travel particularly via the Lamledge Lane junction with Upton Lane. Appropriate public transport links including bus services into Shifnal town should be provided linking to parking facilities on the site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride service should be investigated in partnership with appropriate local community groups and bus operators. Significant and effective pedestrian and cycle links will be provided along Stanton Road, into and through the	

Site Allocation	Development Guidelines	Provision
	development to encourage safe and sustainable patterns of movement between the employment area and the town. A link with Shifnal Industrial Estate would provide an opportunity for a secondary vehicular, pedestrian and cycling access from the south. The allocation lies over a Source Protection Zone with its core area over the pumping station on Stanton Road to the north-west. A stand off for built development will protect the SPZ1 area and the site may be required to drain to the south and east onto land accessible to the River Worfe catchment. The site will incorporate a multi-stage sustainable drainage system and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding built development from the affected areas of the site. Flood and water management measures must not displace water elsewhere. These areas will form part of the Green Infrastructure network. The SuDS infrastructure of the site will be designed and landscaped with a 'parkland' character as part of the Green Infrastructure providing public access as compensatory provision for releasing land from the Green Belt. This will form a strong boundary to the Green Belt along with the adjoining woodland. Natural environment assets in proximity to the site and any priority habitats will be safeguarded and buffered. Site design and layout will respect any local heritage assets and the potential for archaeological deposits which will be recorded. Green infrastructure will protect the settings for any identified heritage assets. Historic field patterns and hedgerows will be retained within the Green Infrastructure network forming part of the grain of the development. Any removal of trees or hedgerows will be replaced as part of the structural planting for the employment area. Careful consideration must be given to the creation of an effective boundary to the north, east and south of the development to strengthen the Green Belt boundary around the site. The rail line to the south will provide the principal Green Belt boundary in this location.	

Schedule S15.1(iii). Safeguarded Land: Shifnal Key Centre

Safeguarded Land	Site Area
Land adjoining junction of Stanton Road and Lamledge Lane	4.5 hectares
Land adjoining Shifnal Hillcrest School and Shifnal Industrial Estate	9.4 hectares
Land between Revells Rough, Lamledge Lane and the eastern rail line	10.4 hectares
Land between A464 (south) and Park Lane	9.6 hectares
Land between Park Lane and A4169 at Lodge Hill	46.1 hectares
Land between A4169 and the western rail line	12.8 hectares

Explanation

- 5.201. Shifnal will act as a Key Centre and contribute towards the strategic growth objectives in the east of the County. It is expected that the housing development market will continue to explore Shifnal as a preferred investment location in the M54 corridor and these demands will continue to subject the town to significant growth pressures due to its situation between Junctions 3 and 4 on the M54 and between the urban centres of Wolverhampton and Telford.
- 5.202. Shifnal is a service and employment location but the employment offer in the town has been affected by the limited development opportunities and the poor quality of the employment land in the town, which is largely confined to the Shifnal Industrial Estate. The strategy for Shifnal from 2016 to 2038 is to change the business investment and employment offer in its scale, quality, range of uses and choice of premises. This will enable Shifnal to function as a sustainable investment location in the M54 corridor with the benefit of accessibility from Junction 3 and its close proximity to the i54 major investment site at Junction 2a.
- 5.203. The strategy for Shifnal is to provide around 1,500 dwellings and at least 16 hectares of employment development from 2016 to 2038. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Shifnal, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations. There is a requirement for the balance of housing development of around 90 dwellings to be provided on unidentified windfall housing sites to achieve the housing guideline for Shifnal.
- 5.204. The development of housing in Shifnal has achieved high rates of delivery at around 200 dwellings per annum from 2016. If these rates of delivery are sustained over the early period of the Plan, then the supply of housing land is likely to be delivered, in its entirety, well before the end of the current decade and possibly as early as 2025. The town would then have a lengthy period of respite from housing development before any of the safeguarded land is released for development.
- 5.205. The demands placed on the town, and the response of the development industry may have the effect of seeking to foreshorten this period of respite

particularly to address shortfalls in land supply within the sub-regional area, and along the M54 corridor. These pressures will be resisted to provide the necessary time for the community to assimilate the significant and rapid growth of the town since 2016. This respite is important to also provide the opportunity for pipeline infrastructure investments to be implemented and for the investment works associated with the 'lead in' for the proposed new employment area to be undertaken. It is expected that the capacity of the Wesley Brook in relation to its constrained channel and particularly the effects of the flooding discharge load placed on the watercourse, may also be addressed during this time.

- 5.206. These pressures create some degree of conflict in relation to two significant considerations affecting the future growth of Shifnal. The strategic location, function, size (as the largest Key Centre in Shropshire) and accessibility of Shifnal have the effect of promoting the town as a growth point on the M54 corridor and within this sub-regional area of the West Midlands. In contrast, the community value the character, form and pace of life in Shifnal and wish it to retain its 'village' character in its size, appearance, function and feel.
- 5.207. This desire to remain as a 'village' community is also re-enforced by structural problems in the town. This is created by many factors including the constrained channel of the Wesley Brook, surface water flooding across the town, the functional capacity of the highway network and limited capacity at key junctions, the lack of private car parking spaces for many homes and businesses and the need for significant investment in the strategic, physical, social and economic infrastructure of the town.
- 5.208. The Local Plan seeks to address some of these structural issues by securing a sustainable and balanced strategy for the growth of Shifnal. The primary concern is to secure a better balance between the currently committed and likely future scale of housing, the current deficit in employment land and the largely low quality employment opportunities in the town. The strategy seeks to address both the immediate need to provide for housing and employment development to 2038 and to also provide for the future growth of a town that is inset into the Green Belt and restricted by national policy. The intention is to hold apart these two planned phases of development to ensure that growth is planned effectively, and important infrastructure investments can be delivered.
- 5.209. The approach in the Local Plan is to seek new, additional housing allocations around the edge of Shifnal to complement new housing areas brought forward by the SAMDev Plan which extend the footprint of the urban area. The objective is now to 'place shape' these new neighbourhoods by completing the pattern of development, creating a permeable townscape, enclosing the urban form, creating a strong and legible boundary between the town and the Green Belt, largely using existing safeguarded land.
- 5.210. There is a single area of safeguarded land remaining from the SAMDev Plan following the provision of new allocations in this Plan. This land can currently only be accessed from Lamledge Lane which is a narrow and inadequate rural lane accessed either from the narrow hump-back bridge over the rail line (north) or from the equally inadequate southern leg of Upton Lane (east) which has a constrained and potentially unsafe junction to the A464. The release of this land is awaiting a more strategic development proposal possibly requiring more land to be released from the Green Belt, or requires an access solution involving a route past Revells Rough (south) as indicated

in the development guidelines for allocated site SHF023. The relative isolation of this land is reflected in: its access constraints; and in the tranquillity of the area around Lamledge Lane and Upton Lane, south of the rail line. This suggests the release of this safeguarded land should await a subsequent review of the Local Plan.

- 5.211. To deliver a level of employment growth in balance with the anticipated level of new housing, it is proposed to deliver a large employment allocation that will deliver a 'net' built development capable of providing sufficient employment to balance the delivery of new housing to 2038. This land is to be released from the Green Belt and it is to be allocated for employment use in the Local Plan for the period to 2038. These Green Belt land releases are recognised as causing moderate-high harm to the Green Belt, but they will redress the significant deficit of employment land and business development opportunities in the town.
- 5.212. The release of the employment land in its entirety is to facilitate the comprehensive planning of the new employment area with the assurance that all this land is committed for employment development. This defines the 'risk' for the planning, development and delivery of this new employment area to give confidence to the market to invest in the economic future of Shifnal. This aspiration is based on two key assumptions about employment development in Shropshire that employment land is developed to finished floorspace at 40% of the total land area such that around 40 hectares of land will deliver 16 hectares of built development. Secondly, commercial 'production' buildings are developed as single storey properties that here, are expected to largely provide Classes B2 and B8 uses serving the sub-regional supply chains on the A5, M54 and M6 corridors but that appropriate secondary employment uses may achieve two storeys or more subject to appropriate building height considerations reflecting the Green Belt location and the surrounding landscape.
- 5.213. Shropshire Council considers that a number of Green Belt sites, promoted through the Local Plan Review, may be used to provide strategic opportunities to meet the longer-term development needs of Shifnal. These land releases respond to the strategic directions for growth based on the preferences for housing development to the south and west of the town and employment development to the east of the town.
- 5.214. The land to be released for employment to the east is individually assessed as having a moderate-high harm, the land to be released for housing to the south and west of the town is individually assessed as having either moderate-high or moderate harm. It is considered that, there is sufficient evidence of 'exceptional circumstances' in Shifnal to justify the release of this land from the Green Belt. To allocate the land for employment now for the period to 2038 and to safeguard the land for future housing development after 2038. It should also be noted that, the proposed safeguarded land to the south of Shifnal includes land between the A464 and Park Lane which is part of an Opportunity Area where the effect of releasing the land from the Green Belt will only have moderate harm.
- 5.215. At this time, it is expected the land releases to the south and west of the town will be safeguarded for a strategic housing extension capable of creating a new neighbourhood community to deliver:
 - a. A new strategic highway from the A464 (south) to the B4169, leading to;

- b. Significant range and choice of new housing to meet local needs;
 - c. Highway improvements at Five Ways and Innage Road, and
 - d. A future opportunity to connect the A4169 and the A464 through the railway embankment creating a 'safety valve' for the capacity of the Five Ways junction;
 - e. Improved access to community facilities and commercial services in the town with the potential to offer further services including:
 - i. Capacity of core services including schools, GP surgery and other health care;
 - ii. Extending the retail offer to provide a choice and deflect trade within Shifnal away from Telford and other alternative locations; and
 - iii. Providing vehicle services for fuel or vehicle charging to deflect trade within Shifnal from the motorway services and other alternative locations.
 - f. a significant net gain in Green Infrastructure and the management of flooding; and
 - g. improved access into the town, to recreational open space and to the countryside in the Green Belt to enhance its environmental quality and accessibility.
- 5.216. The provision of a strategic link between the A464 Wolverhampton Road and the A4169 Bridgnorth Road will effectively create a by-pass around the town. This will enable though traffic to avoid the principal highway junction in the town centre where the A464 meets Bradford Street. Delivery of this growth will occur beyond the current Local Plan period to 2038.
- 5.217. It is considered that the strategic opportunities identified in Shifnal will, over time, address the structural constraints affecting the function and operation of the town and contribute to improving the strategic physical, social and economic infrastructure. To realise the potential of Shifnal, it is necessary to release significant land parcels from the Green Belt. These land parcels will be safeguarded for future development except for the employment land releases which will be allocated for development as part of the current Local Plan strategy.

S15.2. Community Hubs: Shifnal Place Plan Area

1. There are no Community Hubs within the Shifnal Place Plan Area.

S15.3. Community Clusters: Shifnal Place Plan Area

1. There are no Community Clusters within the Shifnal Place Plan Area.

S15.4. Wider Rural Area: Shifnal Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Shifnal Place Plan Area.

Explanation

- 5.218. No settlements within the Shifnal Place Plan Area have been identified as Community Hubs. Furthermore, no settlements have opted-in as Community Clusters. However, new Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.219. The rural area is designated as Green Belt as such national policies on Green Belt, Policy SP11 and other relevant policies of the Local Plan apply.

Withdrawn

S16. Shrewsbury Place Plan Area

S16.1. Development Strategy: Shrewsbury Strategic Centre

1. Shrewsbury is the Strategic Centre of Shropshire and the primary focus for new development in the County. Recognising this role, and building upon the priority established in the Big Town Plan to achieve balanced growth, between 2016 and 2038 around 8,625 dwellings will be delivered and around 100 hectares of employment land will be made available for development, to provide choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand
2. A comprehensive and co-ordinated approach will be pursued to the planning and development of Shrewsbury, and to ensure that development is consistent with the objectives of the Big Town Plan' and its associated masterplan documents, which are material considerations in decision making. The broad principles of the Big Town Plan are captured within **Policy SP1: The Shropshire Test** of this Local Plan.
3. Within Shrewsbury, new residential development will primarily be delivered through a combination of the saved SAMDev residential and mixed-use allocations and the Local Plan residential and mixed-use allocations. This will be complemented by significant residential and mixed-use development opportunities within the Shrewsbury development boundary, and in particular the town centre, where it is consistent with the relevant policies of this Local Plan.
4. New allocations identified in Schedules 16.1(i) and 16.1(ii) and identified on the Policies Map, provide an appropriate distribution of development opportunities, but include a focus for growth to the West of the town particularly north and south of Mytton Oak Road. Development in this area will be expected to explore all opportunities to deliver a coordinated approach to infrastructure provision, including the provision of a coordinated network of green networks, pedestrian and cycle links and vehicle access arrangements. Development will support necessary improvements to both local and strategic highway infrastructure where this need is not being met by other means.
5. New residential development will also be delivered on appropriate cross-subsidy and exception development sites, where it is consistent with relevant policies of this Local Plan.
6. To foster economic development and reflect Shrewsbury's strategic role as the main centre for employment in the County, a significant supply of employment land has been identified. New employment development will primarily be delivered through a combination of the saved SAMDev mixed-use and employment allocations and Local Plan mixed-use and employment allocations. Opportunities to enhance the existing high-quality employment facilities within and on the edge of the town centre and business parks on the periphery of the town, including Battlefield Enterprise Park, Shrewsbury and Oxon Business Parks will be supported.
7. The delivery of the North West Relief Road (NWRR) is supported in principle, and as such the proposed line of the road is identified on the Policies Map. Development opportunities between the proposed NWRR and the Development Boundary will be guided by Policy SP10. In this area it is recognised that windfall employment proposals on appropriate sites adjoining the development boundary will be supported in principle where they meet the requirements of Policies SP13 and SP14 and where suitable vehicular access can be provided.

8. The extent of the Town Centre and Primary Shopping Area is defined on the Policies Map, and development in this area will be managed by Policy SP12. Consistent with the aspirations of the Big Town Plan, the defined Town Centre represents a particular opportunity for mixed-use development incorporating retail, leisure, residential and employment. Proposals which support the delivery of the objectives of the Big Town Plan, and which are in line with the other policies of the Local Plan, will be supported. This includes the creation of a corridor of opportunity running from the West End, to the Riverside, to the Northern Corridor to the Flaxmill Maltings. Such development will benefit from and contribute to the vibrancy and character of the area whilst also providing opportunities to diversify and extend the town centre offer.
9. In recognising the importance of the town's distinctive retail offer as part of a wider mix of main town centre uses, and the need to retain a vital and viable centre, the defined Primary Shopping Area will be the preferred location for new retail development in the town, with proposals being managed by Policy SP12. This offer will continue to be complemented by the existing facilities at Meole Brace and Sundorne Retail Parks, but the expansion of these areas will generally only be considered for non-high street uses and where it can be demonstrated to have no significant adverse impacts to the Town Centre. There is a presumption against any new edge and out of centre Retail Parks.
10. Shrewsbury will be a major focus within Shropshire for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the Implementation Plan and Shrewsbury Place Plan. Opportunities for the following will be supported in principle:
 - a. The reinforcement and enhancement of the local and strategic highway network through the delivery of measures supporting the Shrewsbury Integrated Transport Strategy, the Big Town Plan Movement Strategy and the Shropshire Local Transport Plan, as well as any other highway and junction improvements required to support development and the proposed Shrewsbury North West Relief Road;
 - b. Improvements to regional and national connectivity associated with the railway and the opportunities to create new and enhance existing sustainable connections to this infrastructure;
 - c. The management and enhancement of the strategic corridors associated with the River Severn and its tributaries, especially where this presents opportunities to alleviate flood risk;
 - d. Improvements to green and blue infrastructure, both through the delivery of allocated sites and other measures; and
 - e. Opportunities to enhance the high-quality education facilities offered within the town, including those associated with the University Centre – Shrewsbury.
11. Development proposals will be expected to demonstrate that they have adequately assessed and mitigated their impacts, having regard to the need for the co-ordination of infrastructure provision and improvements across the town to address the particular challenges faced by Shrewsbury. Development proposals should take account of infrastructure constraints and requirements, as identified within the Implementation Plan and Place Plans and any site and settlement infrastructure modelling and/or assessment and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy DP25.
12. In recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to:

- a. The promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces, and
 - b. Environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield.
13. The development of the saved SAMDev Plan Sustainable Urban Extensions (SUE's) to the South and West of Shrewsbury identified on the Policies Map will be supported, provided that the development delivers the scale, type and mix of development set out in the saved SAMDev Plan site guidelines, and has regard to the requirements of the respective Masterplans, including the provision of identified infrastructure requirements and relevant financial contributions.
 14. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S16.1(i) and S16.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
 15. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S16.1(i). Residential and Mixed Use Allocations: Shrewsbury Strategic Centre

Site Allocation	Development Guidelines	Provision
Land south of Sundorne Road, Shrewsbury (SHR054a)	Development is subject to an appropriate vehicular access being secured from Sundorne Road, which includes the potential for access across the current Shrewsbury Club car park. In this case there is a requirement for compensatory car parking to be delivered on site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Development will provide a pedestrian route from the Shropshire Way footpath to Sundorne Road as part of its green infrastructure contribution, which will also include effective native planting in order to create a suitable visual buffer to the former Shrewsbury Canal and the environmental network which surrounds the site. In undertaking these works care should be taken not to compromise any potential future restoration of the Canal. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. The	60 dwellings

Site Allocation	Development Guidelines	Provision
	development will provide sufficient screening in line with a site-specific landscape impact assessment, in order to mitigate any identified harm to long and short distance views. In doing so, development will need to be viewed within the context of its surrounding uses and features, and ensure they are not compromised. These include Pimley Manor to the south, the Shrewsbury Club to the north, the A49 to the east and Sundorne playing fields to the west. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with the A49. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land North of Mytton Oak Road, Shrewsbury (SHR057 & SHR177)	A comprehensive sustainable residential development will occur. The development of this site will be in accordance with a masterplan which will reflect the objectives of the 'Big Town Plan', be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration. The quality, design, mix and layout of housing provided will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan. Appropriate vehicular access will be provided from Mytton Oak Road. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Development will create and enhance pedestrian and cycle links within and through the site, in this area of town and from the site into the town centre. Green infrastructure corridors will form an intrinsic component of this development and create a setting and buffer of the Bowbrook. It will also include effective native planting and contribute to the 'Big Town Plan' strategy to improve the town's green network. Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy.	400 dwellings

Site Allocation	Development Guidelines	Provision
	Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with the A5 and Mytton Oak Road. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land between Mytton Oak Road and Hanwood Road, Shrewsbury (SHR060, SHR158 & SHR161)	A comprehensive new Sustainable Urban Extension development will be delivered, including around 1,500 dwellings, a minimum of 5 hectares of employment land, a local centre, the opportunity to create additional education and medical facilities and extensive green infrastructure. The development of this site will be in accordance with a Masterplan which will reflect the objectives of the Big Town Plan, be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration. A decision on a planning application will not be made until such time a Masterplan for the site has been approved by Shropshire Council, which addresses the following areas as a minimum: The quality, design, mix and layout of housing provided will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan. To the north of the site, opportunities for the enhancement of the town's Park and Ride offer will be delivered, linked to the Council's Park and Ride Strategy. A minimum of 5 hectares of employment land will be provided, utilizing opportunities associated with the creation of any new Park and Ride facility, and focussing on the delivery of high quality and flexible employment provision, supporting the objectives of Policy SP12. The local centre will include an appropriate range of neighbourhood shopping facilities in line with the	1,500 dwellings 5ha of employment land

Site Allocation	Development Guidelines	Provision
	requirements of Policy DP9 and include leisure, retail and community uses. The new local centre will be required to support enhancements to provision for existing residents at Bowbrook and will therefore need to be located appropriately within the site in order to ensure the greatest opportunity to support pedestrian and cycle movements. 4ha of land adjacent to the Bowbrook School site will be provided for new education facilities. 0.5ha of land will be provided for a new medical centre, if required in consultation with the Clinical Commissioning Group. Development will create new and enhance existing green infrastructure corridors. These corridors will include effective native planting, enhance and buffer the environmental network on the east of the site and contribute to the Big Town Plan strategy to improve the town's green network. Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Development will create and enhance pedestrian and cycle links within and through the site, in this area of town and from the site into the town centre. Mature trees, hedgerows, public rights of way and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with roads to the north, east and south of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

Site Allocation	Development Guidelines	Provision
Land south of Meole Brace Retail Park, Shrewsbury (SHR145)	Appropriate vehicular access will be provided off Hereford Road to serve the development and the adjacent park and ride site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising, including from the adjacent Meole Brace Retail Park, Hereford Road, A5, the railway line and the Park and Ride. This will need to be suitably evidenced following Good Acoustic Design principles set out in ProPG and associated supplementary guidance ahead of any grant of planning approval. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	150 dwellings
Land west of Ellesmere Road, Shrewsbury (SHR173)	To ensure suitable access arrangements are achieved as well as protecting local amenity value on Ellesmere Road, the delivery of this development is directly dependent on the approval and construction of the North West Relief Road. Development on the site will not commence until such time as the North West Relief Road is operational. A comprehensive sustainable residential development will be delivered. The development of this site will be in accordance with a Masterplan which will need to reflect the objectives of the Big Town Plan and any related masterplans, be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration. A decision on a planning application will not be made until such time a Masterplan for the site has been approved by Shropshire Council, which addresses the following areas as a minimum: The quality, design, mix and layout of housing should be informed by site constraints site opportunities, including the site's proximity to the Old River Bed, identified local needs and relevant policies of this Local Plan;	450 dwellings

Site Allocation	Development Guidelines	Provision
	A local centre is provided on at least 0.25 ha of the site, to be located appropriately to encourage opportunity for pedestrian and cycle access from existing residential areas on Ellesmere Road; A sustainable movement strategy is delivered, incorporating appropriate access from Ellesmere Road as well as the delivery of a suitable internal road network. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact); Development will create and enhance pedestrian and cycle links within and through the site, utilizing the site's proximity to the town centre; Green infrastructure corridors will be expected to form an intrinsic component of this development, contributing to the objectives of the Big Town Plan to improve the town's green network, and which provides enhancements to the Old Riverbed Local Wildlife Site and environmental networks in and around the site; Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form; Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area; Local amenity will be protected through acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise, particularly associated with Ellesmere Road. Sustainable drainage and flood risk mitigation measures will be incorporated into the site. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network.	

Schedule S16.1(ii). Employment Allocations: Shrewsbury Key Centre

Site Allocation	Development Guidelines	Provision
Land to the west of the A49, Shrewsbury (SHR166)	This site will be developed as a key gateway employment site for Shrewsbury of strategic importance, contributing towards the economic growth aspirations of the region. It will benefit from and maximise the potential of its location on the Shrewsbury – Telford – Wolverhampton corridor, and seek to deliver a range of commercial benefits, including the delivery of good quality employment space, but also utilizing strategic opportunities to support enhancements to public transport infrastructure. The site is capable of delivering a range of employment uses, including B2 and B8, although the strategic nature of the site lends itself to the development of high quality uses capable of generating a significant number of jobs, in line with the Shropshire Economic Growth Strategy and Policies SP12 and SP13. An appropriate vehicular access will be created from the A49 and all necessary improvements to the Local and Strategic Road Networks will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). The potential to achieve enhanced connectivity to the rail network will be fully explored and any viable opportunities identified will be implemented. Development will create and enhance pedestrian and cycle links within and through the site and implement appropriate links from the site into the town. An odour assessment will be required to assess any impact from the Monkmoor Waste Water Treatment Plant on the development (as evidenced in the Shropshire Water Cycle Study) and to suggest any mitigation measures. A heritage assessment will be required to inform the site's layout and massing, and the site must be read within the context of its setting of Haughmond Hill and Queen Eleanor's Bower ringwork, both Scheduled Monuments. The heritage assessment will also address any impact on non-designated archaeology potentially on site. Key Green infrastructure corridors will be enhanced, including the River Severn and the environmental networks on and around the site. Development will be excluded from the elements of the site located in Flood Zones 2 and/or 3, which will form part of the Green Infrastructure network. Green Infrastructure provision will include sustainable planting of native species and large native trees to integrate the site into the landscape.	45ha of employment land

Site Allocation	Development Guidelines	Provision
	The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise both from and into the site.	

Explanation

- 5.220. Shrewsbury will continue to act as the County's Strategic Centre, and the ambitions for its growth reflect this. However, this role is not purely about growth; it's about how the town creates and enhances its green spaces, transport infrastructure, environment and community facilities amongst other things. At the heart of this is the delivery of the objectives of the Big Town Plan; a visionary urban design document which has established a compelling and challenging shared vision and development framework for the town. The adopted Big Town Plan is supported by a series of master-planning documents, focussing on specific locations in and around the edge of the town centre, as well as a strategic transport and movement framework. The Big Town Plan and its associated documents are a significant material factor in the proposed strategy for the town to 2038, and will be considerations in decision making.
- 5.221. The strategy provides a number of large-scale allocations to deliver a range of development. These allocations utilise opportunities on the periphery of the town presented by the natural boundary of the A5, but also seeks to balance this with windfall proposals within and on the edge of the town centre, in particular as part of town centre regeneration proposals which seek to enable a successful transition from a 'retail led' town centre.
- 5.222. The creation of green infrastructure links is an important consideration for the town, but there is also a need to maintain existing good quality open space and recreation provision, especially where this provision provides a 'green lung' to an otherwise urban character. In doing so the priority for the delivery of residential windfall development is on brownfield sites within and on the edge of the town centre, served by good quality pedestrian and cycle links.
- 5.223. Significant new development is proposed both north and south of Mytton Oak Road to the west of the town. It is expected that these proposals, whilst coming forward separately in line with the guidelines proposed in Schedule S16.1(i), will provide a coordinated approach to development, especially in supporting improvements to the town's green infrastructure provision in association with Policy DP14, and to ensure improvements to the local highway network take account of the cumulative impact of development.
- 5.224. A key feature of the development proposals is the requirement for the applicant to undertake further master-planning work to support their respective schemes. This reflects the strategic nature of many of the allocations and the importance of ensuring a sustainable approach, which

captures amongst other things the importance of land equalisation agreements (where required), good and consistent design, good quality open space, the relationship between different land uses and appropriate provision and financial contribution towards infrastructure. The timely provision of infrastructure is particularly important and masterplans will be required to establish an appropriate phasing plan showing delivery of necessary on-site services and facilities, as well as any other infrastructure provision, including where this will need to be delivered by other parties. In line with Policy DP25, the priority of the Community Infrastructure Levy (CIL) funds derived from individual schemes will be to support the delivery of the scheme, which includes contributions to both local and strategic road improvements, where required. Where it is considered the CIL is insufficient to fund all necessary improvements, additional developer contributions will be required

- 5.225. The strategy also reflects the potential development opportunities presented by the delivery of the North West Relief Road (NWRR). The NWRR is proposed to deliver a new single carriageway road linking the northern and western parts of the town between the Ellesmere Road and Churncote roundabouts. The NWRR will be subject to a planning application in 2021, and whilst the Local Plan does not pre-determine the outcome of these considerations, it is appropriate for the NWRR to provide important context regarding the delivery of development given the extent of the plan period to 2038. Of most direct consequence, development allocated at Ellesmere Road (SHR173) will only commence when the NWRR is operational, in light of the direct traffic mitigation the proposed NWRR is forecast to achieve as a result of the reduction in cross town movements. Policy S16 also identifies the potential for additional windfall commercial development between the development boundary and the NWRR once constructed, where an appropriate access can be achieved. In looking at commercial windfall opportunities in this area particular regard will be had to the objectives of relevant Whole Estate Plans where they have been endorsed by the Council as a material planning consideration in line with Policy SP15. It is also recognised given the role of the town as a strategic centre, there may be other commercial opportunities arising during the lifetime of the Plan on land not allocated for this purpose. In these circumstances the Plan supports commercial windfall development where this is in line with policies SP12 and SP13.
- 5.226. Appendix 5 and 6 of the Local Plan provide information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Shrewsbury, which will contribute towards the delivery of the town's residential and employment development guidelines. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

S16.2. Community Hubs: Shrewsbury Place Plan Area

1. Within the Shrewsbury Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Baschurch	Around 360 dwellings
Bayston Hill	Around 200 dwellings
Bicton	Around 30 dwellings
Bomere Heath	Around 110 dwellings
Cross Houses	Around 90 dwellings
Dorrington	Around 150 dwellings
Ford	Around 125 dwellings
Hanwood	Around 50 dwellings
Longden	Around 50 dwellings
Nesscliffe	Around 115 dwellings

2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential or mixed-use allocations; any identified Local Plan residential allocations; any residential development allocated within a Neighbourhood Plan; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S16.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.
6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Bayston Hill and Cross Houses on the Bomere and Shomere Pools Ramsar site and for Cross Houses on the Berrington Pool Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Baschurch on the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15 and for water quality and quantity on the Fenemere Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Hanwood and Longden on Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.

Schedule S16.2(i). Site Allocations: Community Hubs in the Shrewsbury Place Plan Area		
Site Allocation	Development Guidelines	Provision
Baschurch Community Hub		
Land west of Shrewsbury Road, Baschurch (BNP024)	Appropriate pedestrian, cycle and vehicular access will be provided to the site via the vehicular access through the recently developed site off Shrewsbury Road (14/01123/OUT). All necessary highway improvements, including to the main access junction onto Shrewsbury Road will be undertaken. Site to be developed at a low-density and to include significant open space to reflect the character of its 'edge of village' location. Subject to ongoing discussions with the Clinical Commissioning Group (CCG) development to provide appropriate financial contributions towards the provision of a replacement medical centre on land adjacent to the site currently dedicated for that purpose through the delivery of planning application 14/01123/OUT. The development will reflect and respect the sites heritage and heritage assets within the wider area. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network.	35 dwellings
Land east of Prescott Fields, Baschurch (BNP035)	Development to provide for a low-density scheme which will include: the delivery of a firm development edge to the eastern part of the site to ensure development is suitably contained. An appropriate highway access will be provided and all necessary improvements to the local highway network implemented. The development will reflect and respect the sites heritage and heritage assets within the wider area. Mature trees, hedgerows, public rights of way and priority habitats will be retained, forming part of the green infrastructure network.	20 dwellings
Bayston Hill Community Hub		
Land off Lyth Hill Road, Bayston Hill (BAY039)	The development will incorporate an appropriate access and make any necessary improvements to the local and strategic road network, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	100 dwellings

Site Allocation	Development Guidelines	Provision
	A review of traffic speeds along Lyth Hill Road will be undertaken and any necessary interventions implemented. A footpath will be provided along the sites eastern road frontage and continue up to Grove Lane. Strong and significant natural site boundaries will be provided and green infrastructure corridors, including effective native planting, will form an intrinsic component of this development. The watercourse running along the sites northern boundary will be appropriately buffered and form a green infrastructure east-west corridor. The main hedgerow within the site will form the focus for a north-south green infrastructure corridor. Trees and hedgerows on the site will be retained and enhanced and if possible, the watercourse will be de-culverted. A central green space/pocket park suitable for recreational use by residents and connected to the green links will be provided. The site will incorporate appropriate sustainable drainage and attenuation ponds, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Former Oaklands School Site, Bayston Hill (BAY050)	A significant area of open space will form the focus for the development. Effective pedestrian and cyclist links will be provided to and through the site. Existing open space will be assessed and if this is not surplus to requirements any loss will be offset by equivalent or better provision in terms of quantity and quality in a suitable location on or off site. A Community Hub will be provided. Appropriate parking will be provided to serve the church and new Community Hub. Existing trees and hedgerows will be retained and enhanced. Appropriate tree planting will occur on the site and particularly on areas of open space. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	47 dwellings

Site Allocation	Development Guidelines	Provision
Bicton Community Hub		
Land East of Villa Farm, Bicton (BIT022)	An appropriate access from the B4380 and any necessary improvements to the local highway network, including an extension of the 30mph zone other and traffic calming measures will be delivered. Existing trees, hedgerows and priority habitats will be retained and enhanced. The development will respect heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from the B4380. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	15 dwellings
Bomere Heath Community Hub		
Land West of Shrewsbury Road, Bomere Heath - Phase 1 (BOM019)	This site represents Phase 1 of the development. An appropriate highway access will be provided off Shrewsbury Road and any other necessary highway improvements undertaken including the extension of the 30mph zone and other relevant traffic calming measures. A new pedestrian footpath will be provided from the site to the services in the village. Existing trees, hedgerows, public rights of way and priority habitats will be retained and enhanced. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	40 dwellings
Land West of Shrewsbury Road, Bomere Heath - Phase 2 (BOM020)	This site represents Phase 2 of the development and will follow on from Phase 1 (BOM019). An appropriate highway access will be provided, if appropriate, this may be via the Phase 1 development (BOM019). Any other necessary highway improvements	15 dwellings

Site Allocation	Development Guidelines	Provision
	undertaken including the extension of the 30mph zone and other relevant traffic calming measures. The pedestrian footpath from the services in the village will be extended to the site. Existing trees, hedgerows and priority habitats will be retained and enhanced. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Ford Community Hub		
Land adjoining But Lane on A458, Ford (FRD011)	FRD011 will be developed in its entirety and will deliver a lower density development to satisfy the settlement housing guideline and provide infrastructure improvements to the benefit of the local community. Highway infrastructure improvements to address the capacity of the A458 ghost island right turning lane, create a suitable access on But Lane as a gateway feature to the village, the access positioned on the north end of this boundary (west) to avoid conflict with traffic movements along But Lane and into/from the A458 junction, remove the traffic calming measures around the school and replace with school parking and dropping off point within FRD011, extend pedestrian and cycling links from the existing networks to include the existing footpath (PROW) through FRD011 linking the A458 to Quail Ridge. An improved access across the A458 to the services on the south side should also be considered. Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Protect existing mature trees and hedgerows particularly around the new highway access on But Lane with compensatory planting to replace any removal of the existing. Landscaping to enclose the development from Quail Ridge and adjacent countryside (east) to protect the amenity of existing and new residents. Separation distances, layout, dwelling orientation, acoustic design/materials and green infrastructure to enclose the southern edge of the village will manage	75 dwellings

Site Allocation	Development Guidelines	Provision
	noise from the A458. Traffic volume increases may require a Habitats Regulations Assessment of impacts on the distant Hencott Pool Ramsar site. Relevant supporting studies should be undertaken particularly transport assessments, heritage assessment with particular focus on potential archaeology, ecology, tree and hedgerow surveys, surface water flood risk and drainage. Recommendations to be clearly reflected in the development scheme.	

S16.3. Community Clusters: Shrewsbury Place Plan Area

1. Within the Shrewsbury Place Plan Area, a number of Community Clusters have been identified, these are:
 1. Albrighton;
 2. Grafton and Newbanks; and
 3. Montford Bridge West.
2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S16.4. Wider Rural Area: Shrewsbury Place Plan Area

1. The Saved SAMDev Plan allocations within the wider rural area of the Shrewsbury Place Plan Area is listed in Appendix 2 of this document and identified on the Policies Map. Development of these site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
2. The saved SAMDev Plan allocation for the extension to the existing quarry at Gonsal (south of Condover) will help to maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirements.
3. The saved SAMDev Plan residential allocations will contribute towards the housing guideline for the rural area.

Explanation

Community Hubs

- 5.227. There are 10 Community Hubs identified in the Shrewsbury Place Plan Area. Of these the Local Plan provides for new allocations in Baschurch, Bayston Hill, Bicton, Bomere Heath and Ford as shown in Schedule S16.2(i). Saved SAMDev Plan allocations within the Community Hubs of Baschurch, Bomere Heath, Dorrington, Hanwood and Nesscliffe are shown in Appendix 2.
- 5.228. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.229. Bayston Hill is a large urban village located to the south of Shrewsbury. Due to the proximity between these settlements, consistent with Community Hub Policy SP8, the retention of the Green Gap to the north of Bayston Hill is a key priority. Two Local Plan residential allocations have been identified in Bayston Hill, one of which represents the redevelopment of a former school, the other is located to the south of the existing built form.
- 5.230. Baschurch is a large village to the north of Shrewsbury, which benefits from a good range of services and facilities. Over recent years the village has experienced relatively high levels of growth, partly through planned development, but also as a result of speculative applications granted approval in an effort to boost housing supply. The local housing requirement and the allocations identified to deliver this, reflect this situation and the need to utilise existing opportunities, but also to ensure a balance of development across the village.
- 5.231. Bicton is a modest sized village to the north west of Shrewsbury on the B4380. Whilst the village benefits from a range of services and facilities, the growth proposal for the area has taken account of its limited scale as well as levels of past housing delivery. The retention of local village character and the maintenance of a clear distinction from the eastern edge of Shrewsbury are key local priorities and have been reflected in the allocation on land east of Villa Farm
- 5.232. Bomere Heath is a large village located to the north of Shrewsbury. Development within the village will meet local needs and primarily be delivered through the saved SAMDev Plan allocation and the two Local Plan allocations. The Local Plan allocations will occur in two phases, which will see complementary development and integrated vehicular, cycle and pedestrian links.
- 5.233. Cross Houses is a modest sized settlement, formerly part of the Countryside to the south-east of Shrewsbury. Despite its former status, Cross Houses continued to accommodate significant housing development due to past housing supply issues in the County. Cross Houses is a serviced village comprising a series of residential roads off the main A458 from Shrewsbury to Much Wenlock where there are opportunities for infilling and redevelopment within the existing built form of the settlement.
- 5.234. Dorrington is a large village to the south of Shrewsbury within the parish of Conover, where a Neighbourhood Plan is being developed. Whilst policy

S16.2 identifies the overall growth aspirations for the village in support of its role as a Community Hub, it is for the Neighbourhood Plan to propose a localised strategy to deliver this growth, including through any site allocations and the identification of a development boundary if considered locally appropriate. Shropshire Council acting as a consultee. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.

- 5.235. Ford is a modest sized settlement on the A458 Welshpool road, located immediately to the west of Shrewsbury. The village has a distinct and separate historic core to the north with different character areas to the south reflecting the progressive development and infilling of the village towards the A458. There are a range of services within the village, but its core retail and commercial services are directly on the A458, separated from the village, where these services benefit from their roadside prominence but residents require a better crossing over the A458 to access these service uses. The village and its historic core adjoin a local brook, that is bridged within the village, but this watercourse is 'main river' that runs into the River Severn to the north of Ford and the watercourse is affected by the River Severn when in flood. As a result, this watercourse presents a significant flood risk to land along the western edge of Ford. The strategy for Ford is therefore to deliver a single allocation on the eastern side of the village to meet the needs of the community. The proposed allocation will infill and complete the pattern of development up to the A458 frontage and an allowance for windfall development will also permit small scale developments in the remainder of the village.
- 5.236. Hanwood is a large linear village located on the A488, south-west of Shrewsbury. The village is located adjacent to the village of Hanwood Bank, however their communities consider that they have very separate identities. No sites are allocated for development within the village, in recognition of the capacity of existing commitments and the constraints present within the town including the adjacent railway line to the north and topography to the south, rather the development guideline will be achieved through appropriate windfall development, where it complies with Policy SP8 and other relevant policies of this Local Plan.
- 5.237. Longden is a small village south-west of Shrewsbury which benefits from a range of local services and facilities. Recognising the levels of development which has occurred within the village over recent years, this Local Plan does not allocate land for development, rather the development guideline will be achieved through appropriate windfall development, where it complies with Policy SP8 and other relevant policies of this Local Plan.
- 5.238. Nesscliffe is located under the distinctive sandstone escarpment of 'The Cliffe' to the north-west of Shrewsbury and is the smallest Community Hub in terms of the size of its population. The village was designated in the SAMDev Plan and attracted significant development interest resulting in a pipeline supply of housing of over 100 dwellings that exceeds the existing dwelling stock (83 dwellings). The Parish Council and community support the continuing designation of Nesscliffe as a Community Hub and wish to see the windfall allowance of 13 dwellings deliver much needed affordable housing to meet the needs of the local community.

Community Clusters

- 5.239. There are 3 Community Clusters in the Shrewsbury Place Plan Area which are identified in Settlement Policy S16.4. Development in these Community Clusters is expected to comprise small scale, infill development within the existing built form of the settlement where these developments conform with the policy for Community Clusters. New Community Clusters can be brought forward by communities through the Neighbourhood Plan process.
- 5.240. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

Withdrawn

S17. Wem Place Plan Area

S17.1. Development Strategy: Wem Key Centre

1. Wem will act as a Key Centre and contribute towards strategic growth objectives in the north-east of the County, delivering around 600 dwellings and around 6 hectares of employment development. New housing and employment development will respond to local needs.
2. New residential development will primarily be delivered through the saved SAMDev residential allocations and Local Plan residential allocations. This will be complemented by appropriate small-scale windfall residential development within the Wem development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan.
3. New employment development will be delivered through the saved SAMDev employment allocation and appropriate small-scale employment windfall development, where it is consistent with relevant policies of this Local Plan. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross-town traffic movements by commercial vehicles.
4. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Wem on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S17.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within the Wem Town Design Statement, any other relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S17.1(i). Residential Allocations: Wem Key Centre

Site Allocation	Development Guidelines	Provision
Land off Pyms Road, Wem (WEM010)	This site represents a natural extension of the existing residential allocation off Pyms Road which was allocated for development in the SAMDev Plan (WEM003) is saved in this Local Plan. The two phases of development will have a complementary and integrated design and layout. An appropriate highway access will be provided off Pyms Road and opportunities to provide physical linkages, including a shared point of access, between phase one	120 dwellings

Site Allocation	Development Guidelines	Provision
	and phase two of this development will be explored. All other necessary highway improvements will also be undertaken. Existing trees, hedgerows and priority habitats will be retained and enhanced. Development to be subject to further ecological surveys to mitigate any impact on species, including Great Crested Newts. Opportunities to provide new Great Crested Newt habitat and increase connectivity between existing habitat will be explored. Green infrastructure, including effective native planting and large trees will be provided to assist the integration of the site into the landscape. Development will reflect and respect the sites heritage and heritage assets within the wider area. Any necessary remediation of contaminated land will be undertaken. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land off Trentham Road, Wem (WEM025)	An appropriate highway access will be provided off Trentham Road. All other necessary highway improvements will be undertaken. Development on the site will be of low density to reflect the character of the area and the need to provide suitable buffering from existing Great Crested Newt habitats. Further ecological surveys will be required to assess the presence of species, including Great Crested Newts. Opportunities to provide new Great Crested Newt habitat and increase connectivity between existing habitats will be explored. Existing trees, hedgerows and priority habitats will be retained and enhanced. Development will reflect and respect the sites heritage and heritage assets within the wider area. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	30 dwellings

Site Allocation	Development Guidelines	Provision
Land off Whitchurch Road, Wem (WEM033)	Site to be developed at a low density to reflect the edge of settlement location. An appropriate highway access will be provided off Whitchurch Road. All other necessary highway improvements, including local traffic calming measures and/or expansion of the speed limit zone, and extension of the existing footpath will be undertaken in order to encourage pedestrian movements from the site to the town. Existing trees, hedgerows and priority habitats will be retained and enhanced. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	60 dwellings

Explanation

- 5.241. Wem has been identified as a Key Centre and contributes towards the strategic growth objectives in the north-east of the County. There remain undeveloped site allocations from the SAMDev Plan which are all 'saved' and have been taken into account in the scale and location of additional land allocations to support growth 2038.
- 5.242. Wem benefits from being on the main Crewe-Shrewsbury rail line, however this does result in the town being somewhat separated east / west. This severance is emphasised by the level crossing situated at the confluence of Aston Road and Saulton Road, which has led to local concerns over traffic congestion. The distribution of new allocated sites has therefore taken account of this issue, and in particular the constraint this places on site options on the east of the level crossing.
- 5.243. The strategy therefore proposes three additional site allocations for the town to supplement the saved SAMDev allocations. These reflect local concerns over the traffic impact of the level crossing, but also represent sustainable options in themselves, as well as offering a good range of options to the market in terms of scale and location.
- 5.244. In total the new allocations provide capacity for an additional 210 dwellings to the end of the plan period. There will also be opportunities for additional windfall development within the development boundary, and through the development of affordable and cross subsidy exception schemes.

S17.2. Community Hubs: Wem Place Plan Area

1. Within the Wem Place Plan Area, a number of Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Clive	Around 30 dwellings
Hadnall	Around 125 dwellings
Shawbury	Around 150 dwellings

2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential allocations; identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S17.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

Schedule S17.2(i). Site Allocations: Community Hubs in the Wem Place Plan Area

Site Allocation	Development Guidelines	Provision
Clive Community Hub		
Land at Flemley Park Farm, High Street, Clive and adjacent to the Bungalow (CLV012 and CLV018)	An appropriate highway access will be provided onto High Street. Any necessary highway improvements, including speed reinforcement, will be undertaken. Development will respect the existing linear built form and provide a low density scheme, and incorporate additional car parking and cycle storage facilities to reduce the level of on-street parking. Development will enhance pedestrian linkages between the site and the existing facilities on the High Street and with Clive Primary School along Holly Close. Existing trees, hedgerows and priority habitats will be retained and enhanced.	20 houses

Site Allocation	Development Guidelines	Provision
	Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from High Street. The design and layout of development on this site will reflect its edge of village location.	
Hadnall Community Hub		
Land south of Wedgefields Close, Hadnall (HDL006)	The development will provide land for additional car parking for the school. An appropriate highway access will be provided from the A49. Any necessary highway improvements, including an appropriate extension of the 30mph speed zone, will be undertaken. The existing pedestrian footway on the eastern side of the A49 will be extended along the sites road frontage. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	40 dwellings
Shawbury Community Hub		
Land between the A53 and Poynton Road, Shawbury (SHA019)	The site will be developed in two phases. An appropriate highway access will be provided off the new roundabout on the A53 via the adjacent development site. No vehicular access will be provided from Poynton Road, the Paddocks or Hazeldine Crescent. Any necessary highway improvements will be undertaken. A pedestrian footway will be provided along the sites eastern boundary, connecting to the existing footway on Poynton Road. The development will support the delivery of a footpath link, alongside appropriate infrastructure including lighting and secure fencing, to support enhanced connectivity to St Marys Primary School and to ease congestion on Poynton Road. Existing trees, hedgerows and priority habitats will be retained and enhanced. Development will reflect and respect the sites heritage and heritage assets within the wider area. Contributions will be required towards the consolidation, conservation	80 dwellings

Site Allocation	Development Guidelines	Provision
	and interpretation of the Grade II listed brick kiln and associated structures west of the site. Acoustic design, layout, green infrastructure, building materials and other appropriate forms of mitigation will be used to appropriately manage noise from nearby commercial activities, roads and defence activities, informed by an appropriate noise assessment which includes engagement with the Ministry of Defence. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	

S17.3. Community Clusters: Wem Place Plan Area

1. Within the Wem Place Plan Area, a number of Community Clusters have been identified, these are:
 - a. Grinshill;
 - b. Harmer Hill; and
 - c. Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston.
2. Within these Community Clusters, new residential development will be delivered through appropriate small-scale windfall residential development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Edstaston, Quina Brook, Northwood, Newton, Tilley and Aston on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and in Harmer Hill on the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
5. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S17.4. Wider Rural Area: Wem Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Wem Place Plan Area.

Explanation

- 5.245. There are three Community Hubs within the Wem Place Plan Area, these are Clive, Hadnall and Shawbury.
- 5.246. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.247. Clive is a moderately sized village situated to the south of Wem off the A49 and B5476. The village has a linear character running east/west, although the majority of existing housing is located to the south-west of the village. Development within the village will meet local needs and primarily be delivered through the Local Plan allocation, which will also provide additional car parking and cycle storage facilities to reduce the level of on-street parking and enhancement of pedestrian linkages between the site and the existing facilities on the High Street and Clive Primary School.
- 5.248. Hadnall is a moderately sized village situated to the south of Wem. Due to its relatively close proximity the village also has a strong relationship with Shrewsbury. The village has seen development either side of the A49, which has contributed to the village's linear character. Development within the village will meet local needs and primarily consist of current commitments and the Local Plan allocation.
- 5.249. Shawbury is a large village situated to the south off the A53. The natural centre of the village is at the junction of the B5063/A53/Church Street, where the majority of services are provided. Development within the village will meet local needs and primarily be delivered on current commitments and the Local Plan allocation, which represents an extension to the saved SAMDev residential allocation which will provide vehicular access to the site.
- 5.250. RAF Shawbury is a key Royal Airforce Training Facility, adjoining Shawbury village's north-western development boundary. Development in Shawbury village and within designated MOD safeguarding zones for this facility should ensure future occupiers are aware that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.
- 5.251. Planned development in these Community Hubs will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP8 (Community Hubs) and other relevant policies of this Local Plan.
- 5.252. Three Community Clusters have been identified within the Wem Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within these Community Clusters will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.253. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

S18. Whitchurch Place Plan Area

S18.1. Development Strategy: Whitchurch Principal Centre

1. Whitchurch will act as a Principal Centre and contribute towards strategic growth objectives in the north-east of the County. It will act as a focus for significant development, delivering around 1,600 dwellings and around 20 hectares of employment development. New housing and employment development will respond to local needs.
2. New residential development will primarily be delivered through the saved SAMDev residential allocations and Local Plan residential allocations. This will be complemented by appropriate windfall residential development within the Whitchurch development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. It will also be complemented by appropriate cross-subsidy and exception development, where it is consistent with relevant policies of this Local Plan.
3. New employment development will be delivered through the saved SAMDev employment allocations and appropriate employment windfall development, where it is consistent with relevant policies of this Local Plan. The existing employment area at Waymills is safeguarded for employment use in accordance with Policy SP13 of this Local Plan.
4. New retail development will be directed towards the town centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and Brown Moss SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S18.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the Implementation Plan and Whitchurch Place Plan, particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025 and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policy DP25.
8. Development proposals will be expected to positively respond to policies and guidelines identified within any relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S18.1(i). Residential Allocations: Whitchurch Principal Centre

Site Allocation	Development Guidelines	Provision
Land at Liverpool Road, Whitchurch (WHT014)	An appropriate highway access will be provided onto Liverpool Road. Development will deliver local highway improvements to the Liverpool Road/Wrexham Road junction and any other necessary highway improvements. Site layout, design and housing type should respond to the natural topography of the site and surrounding character. Green infrastructure corridors with effective native planting will form an intrinsic component of this development. It will form a landscape buffer to the south and east of the site will be provided to protect the amenity of existing housing at Alkington Road. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	70 dwellings
Land North of Chester Road, Whitchurch (WHT037 & WHT044)	Development to be delivered in a comprehensive manner in order to ensure sustainable development. The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan. The site has potential for two vehicular access points; from Chester Road and Tarporley Road through the existing Mount Farm development. However, there will be no direct vehicular access connecting Chester Road and Tarporley Road, although pedestrian and cycle links through the site will be required. All necessary improvements to the highway network will be undertaken. Opportunities to encourage increased pedestrian and cycle access to, through and from the site into the town centre will be provided. Green infrastructure corridors with effective native planting will form an intrinsic component of this development. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network.	200 dwellings

Site Allocation	Development Guidelines	Provision
	Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from nearby roads. The site will incorporate appropriate sustainable drainage, informed by a Sustainable Drainage Strategy in line with policy DP22. All surface water from the site will be managed effectively, with run-off restricted to greenfield rates. Any areas of flood risk will be excluding from development and will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	
Land North of Waymills, Whitchurch (WHT042)	This site represents a natural extension to the existing SAMDev allocations north of Waymills (saved SAMDev allocations WHIT051 and ELR033). The site will therefore complement and be integrated into the existing planned development, utilising shared access arrangements. Development will provide further cross-subsidy support, where required, for the delivery of the allocated employment land to the east (saved SAMDev policy ELR033). This will be achieved through a proportionate financial contribution to the servicing arrangements necessary to support this 'saved' employment allocation. All necessary highway improvements, including an appropriate pedestrian crossing at Waymills, will also be undertaken. A pedestrian link will be provided to the public right of way to the north of the site. Subject to ecological surveys, the development will facilitate opportunities to make improvements to pedestrian access to the east railway platform, which is currently not accessible to wheelchair users. Green infrastructure corridors with effective native planting will form an intrinsic component of this development. It will contain and form a buffer to the river and associated environmental network. It will also form a buffer to the allocated employment land to the east of the site. Mature trees, hedgerows and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded to create a sustainable juxtaposition between the built and natural form. Site design and layout will reflect and respect heritage assets on site and in the wider area, particularly the nearby Grade II listed railway footbridge. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from nearby roads, the railway line and any	180 dwellings

Site Allocation	Development Guidelines	Provision
	future employment uses on the adjacent saved SAMDev employment allocation. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy in line with Policy DP22 Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in flood zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. A Hydraulic Modelling Assessment (HMA) of the sewerage network will be required to assess its capacity to accommodate additional flows.	

Explanation

- 5.254. The strategy for Whitchurch acknowledges the important role the town plays within Shropshire, acting as one of its five Principal Centres. The importance of additional employment development to balance housing growth is a long-held objective for the town and to this end it is recognised that it is of importance to continue to seek delivery on the town's two 'saved' employment allocations at Heath Road and Waymills.
- 5.255. Both these employment sites were allocated through the SAMDev Plan but have not yet been delivered, partly due to challenging economic conditions but also because of concern over infrastructure capacity. However, since 2016 significant progress has been made on both these sites to improve the conditions for their delivery, through a combination of committed local investment into upgrading foul drainage capacity, and through proposed improvements by SP Manweb to support electricity infrastructure capacity upgrades as part of their North Shropshire Reinforcement Project, which in 2020 received a Development Consent Order by the Secretary of State and is due to be delivered by 2022.
- 5.256. The strategy therefore has a particular focus on the delivery of these two 'saved' employment allocations as well as the delivery of the significant 'saved' residential scheme at Tilstock Road for around 500 dwellings and associated community uses. This site benefits from outline planning permission, and it is expected to begin delivery in the early part of the plan period.
- 5.257. Alongside the continued emphasis on the delivery of these significant 'saved' sites, the focus of the strategy is to provide a range of additional good quality residential allocations to support the growth aspirations for the town to 2038. The three new allocations are distributed across the town in order to spread any localised and short-term impact of construction, but also to seek to provide support to a number of localised improvements. This includes further opportunities to improve access to Whitchurch Railway Station and enhancements to local junctions, in particular at the turning of Wrexham Road and Liverpool Road.

5.258. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available within Whitchurch, which will contribute towards the delivery of the town's residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.

S18.2. Community Hubs: Whitchurch Place Plan Area

1. Within the Whitchurch Place Plan Area, one Community Hub settlement has been identified, this is Prees. The residential development guideline for Prees is listed below:
2. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Prees on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.

Community Hub Settlements	Residential Guideline
Prees	Around 170 dwellings
3. Within Prees Community Hub, new residential development will be delivered through the saved SAMDev residential allocations; Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan. 4. Within Prees Community Hub, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan. 5. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Prees on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with policies DP12, DP14 and DP15. 6. Saved SAMDev Plan site allocations within Prees Community Hub are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S18.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan. 7. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.	

Schedule S18.2(i). Site Allocations: Community Hubs in the Whitchurch Place Plan Area

Site Allocation	Development Guidelines	Provision
Prees Community Hub		
Land North of Tudor House, Prees (PPW025)	The site will include a mix of dwelling types to reflect local housing needs, including bungalows. An appropriate highway access will be provided from Whitchurch Road. All other necessary highway improvements, including a review of the existing speed limit and traffic calming measures, will be undertaken. Mature trees, hedgerows and priority habitats will be retained and enhanced. Open space and play facilities will be provided on the site. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Prees Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. including Tudor House and associated barn. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from the road to the east of the site. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the elements of the site located in flood zones 2 and/or 3, these areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.	35 dwellings

S18.3. Community Clusters: Whitchurch Place Plan Area

1. Within the Whitchurch Place Plan Area, one Community Cluster has been identified, this is:
 - a. Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall.
2. Within these Community Clusters, new residential development will be delivered through any saved SAMDev allocations; and appropriate small-scale windfall development, where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.
3. Within these Community Clusters, new employment development will be delivered through appropriate small-scale windfall development where it is consistent with Community Cluster Policy SP9 and other relevant policies of this Local Plan.

4. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall on the integrity of the Cole Mere and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar and the Brown Moss SAC/Ramsar site in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.
5. Saved SAMDev Plan site allocations within these Community Clusters are listed in Appendix 2 of this document and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
6. Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs.

S18.4. Wider Rural Area: Whitchurch Place Plan Area

1. There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Whitchurch Place Plan Area.

Explanation

- 5.259. Within the Whitchurch Place Plan Area Prees has been identified as a Community Hub. Prees is a large village with a good range of services and facilities located off the A41 south of Whitchurch. Development within the village will meet local needs and primarily occur on the Local Plan allocation and saved SAMDev Plan allocations. However, this will be complemented by appropriate windfall development and appropriate cross-subsidy and exception development in accordance with Policy SP8 (Community Hubs) and other relevant policies of this Local Plan.
- 5.260. Appendix 5 of the Local Plan provide information on the levels of residential completions achieved in Community Hubs since the start of the Plan period and commitments available, which will contribute towards the delivery of each Community Hubs residential development guideline. Appendix 7 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.
- 5.261. One Community Cluster has been identified within the Whitchurch Place Plan Area, reflecting local aspirations to maintain or enhance the sustainability of identified settlements through modest levels of appropriate development. Development within this Community Cluster will be managed in accordance with Policy SP9 (Community Clusters). New Community Clusters can also be brought forward by communities through the Neighbourhood Plan process.
- 5.262. The rest of the Place Plan Area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with Policy SP10, other relevant policies within this Local Plan and national policies.

6. Strategic Settlement Policies

- 6.1. This section of the Local Plan contains the policies relating to the new Strategic Settlements at Clive Barracks, Tern Hill and the Former Ironbridge Power Station sites.

S19. Strategic Settlement: Clive Barracks, Tern Hill

1. Following the relocation of its main occupiers, Clive Barracks, Tern Hill will be redeveloped to form a new strategic settlement which will contribute towards strategic growth aspirations in the north-east of the County. This predominantly brownfield site is around 72ha and consists of numerous military and ancillary buildings, areas of hardstanding and extensive green infrastructure. The location and extent of the site are identified on the Policies Map.
2. The new settlement will be formed through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 750 dwellings, around 6ha of employment land and extensive green infrastructure.
3. To inform this redevelopment, a comprehensive masterplan will be prepared for the site and then adopted by Shropshire Council. The masterplan and resultant redevelopment will comply with the following site guidelines:
 - a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.
 - b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.
 - c. The local centre will comprise of an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlements community on land fronting the A41. The local centre will ensure future occupiers of the site benefit from access to local facilities, as such its timely provision is an important consideration and will be directly linked to provision of housing on the site.
 - d. Green infrastructure provision will be of an appropriate quantity and quality. Its location will integrate and enhance key green infrastructure corridors and networks on and around the site.
 - e. 1ha of land will be provided for a primary school. This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and crucially serve the needs of the new development.
 - f. Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the local and strategic road network including the A41/A53 Tern Hill roundabout will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Any necessary recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout will be implemented.
 - g. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed primary school and local centre. This will include enhancement of an underpass of the A41, to ensure pedestrian and cycle connectivity between the north-eastern and south-western portions of the site.

- h. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise arising from the adjacent airfield and nearby roads.
- i. Site design and layout, dimensions of new structures and materials used will ensure development of the site does not impede on the operation of the airfield and associated transmitter/receiver facilities at the adjacent Ministry of Defence site.
- j. Any contaminated land on the site will be appropriately managed.
- k. The nearby River Tern and RAF Tern Hill Local Wildlife Sites will be appropriately buffered. Ancient woodland and priority habitats on the site will be retained and an appropriately buffered. A sustainable juxtaposition will be created between built form and trees.
- l. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.
- m. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.

Explanation

- 6.2. Clive Barracks, Tern Hill is a 72ha military site located near Market Drayton. The site is currently home to the 1st (Regular) Battalion of the Royal Irish Regiment. However, in March 2016 the Ministry of Defence (MOD) announced plans to relocate the regiment and dispose of the Barracks for redevelopment.
- 6.3. The Economic Growth Strategy for Shropshire identifies an objective to prioritise investment in strategic locations and growth zones along strategic corridors utilising existing road and rail connections.
- 6.4. Clive Barracks, Tern Hill is located on the A41, a strategic corridor within the Economic Growth Strategy for Shropshire. As such appropriate redevelopment of the site following the relocation of the main occupiers and uses will contribute towards achieving the aspirations of the Economic Growth Strategy. Importantly redevelopment of this site will also contribute towards achieving the housing and employment needs of Shropshire and allow the effective re-use of a predominantly brownfield site.
- 6.5. The mixed-use redevelopment of Clive Barracks, Tern Hill to form a new strategic settlement will contribute to growth aspirations in the north-east of the County by providing:
 - a. Economic opportunities through the provision of local employment opportunities.
 - b. Social and environmental opportunities resulting from the provision of additional new homes, local services and facilities, extensive green infrastructure and provision of a modern purpose-built school to replace existing facilities.
- 6.6. Any redevelopment of the site must positively respond to the constraints and opportunities that such a site represents, the identified guidelines alongside the other relevant Policies of this Local Plan provide certainty that the Final Masterplan and resultant redevelopment will do so.

S20. Strategic Settlement: Former Ironbridge Power Station

1. The Former Ironbridge Power Station site will be remediated and redeveloped to form a new strategic settlement which will contribute towards strategic growth aspirations in the east of the County. The part brownfield site is around 140ha and consists of the former Power Stations, associated uses and agricultural land. The location and extent of the site are identified on the Policies Map.
2. The new settlement will be formed through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure.
3. To inform this redevelopment, a comprehensive masterplan will be prepared for the site and then adopted by Shropshire Council. The masterplan and resultant redevelopment will comply with the following site guidelines:
 - a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.
 - b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.
 - c. The village centre will comprise of an appropriate range of commercial uses to serve the new settlements community. As the local centre will ensure future occupiers of the site benefit from access to local facilities, its timely provision is an important consideration and will be directly linked to provision of housing on the site.
 - d. Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space.
 - e. Appropriate community facilities and buildings will be provided on the site, such as a community hall, art gallery and heritage centre. 2ha of land will be provided for a primary school to serve the needs of the new community on the site. If required by the relevant CCGs, a medical centre will also be provided on the site. These facilities and buildings will tap-into the heritage of the site.
 - f. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access/egress points will be provided. If current access/egress points to the site are retained, they may need to be upgraded to ghost island right turn and/or roundabout junctions, as determined through appropriate modelling and engagement.
 - g. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).
 - h. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed nursery, primary school and village centre.
 - i. Site design and layout will be high-quality, reflecting and respecting the sites proximity to the Shropshire Hills Area of Outstanding Natural Beauty and minimising landscape and visual impact. This is particularly important to the development of the greenfield elements of the site.
 - j. The high-quality design and layout of the site will also reflect and respect the sites heritage, heritage assets on the site and its relationship with heritage assets within the wider area, including the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and Listed Buildings.

- k. The Grade II listed Albert Edward railway bridge on the sites boundary and buildings and structures associated with the Ironbridge A interwar power station will be sympathetically retained, enhanced/maintained and adaptively reused.
- l. Natural environment assets on and in proximity of the site, including Buildwas Sand Quarry Site of Special Scientific Interest (SSSI), Local Wildlife Site and Local Geological Site, Buildwas River Section SSSI, Tick Wood and Benthall Edge SSSI, three areas of ancient woodland, other Local Wildlife Sites and any priority habitats will be retained and appropriately buffered. A sustainable juxtaposition will be created between built form and trees.
- m. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise associated with retained National Grid and Western Power Distribution substations and equipment and nearby roads.
- n. A sustainable juxtaposition will be created between built form and trees. Where possible trees and woodland should be incorporated into areas of open space and planting should occur to connect to / expand adjoining wooded areas.
- o. The site supports a large population of Great Crested Newts; bat roosts and is likely home to other protected species. Appropriate assessment and provision on the site will be required for these species.
- p. Any contaminated land on the site will be appropriately managed.
- q. Mineral extraction opportunities associated with the site will be investigated and where appropriate extraction works undertaken.
- r. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.

Explanation

- 6.7. The Former Ironbridge Power Station ceased operation in 2015. The partly brownfield site is around 140ha and comprises the former Power Stations, associated uses and agricultural land.
- 6.8. The Economic Growth Strategy for Shropshire identified the opportunity to capitalise on the significant strategic opportunity arising from the redevelopment of the Former Ironbridge Power Station site.
- 6.9. As such, appropriate redevelopment of the site will contribute towards achieving the aspirations of the Economic Growth Strategy. Importantly, it will also contribute towards meeting housing and employment needs in Shropshire and allow the effective re-use of the brownfield elements of the site.
- 6.10. Specifically, the mixed-use redevelopment of the Former Ironbridge Power Station to form a new strategic settlement will contribute to growth aspirations in the east of the County by providing:
 - a. Economic opportunities through the provision of local employment opportunities.
 - b. Social and environmental opportunities resulting from the provision of additional new homes, local services and facilities, extensive green infrastructure and provision of a new school.

- 6.11. Any redevelopment of the site must positively respond to the constraints and opportunities that such a site represents, the identified guidelines alongside the other relevant Policies of this Local Plan provide certainty that the Final Masterplan and resultant redevelopment will do so.

Withdrawn

7. Strategic Site Policy

- 7.1. This section of the Local Plan contains the policy relating to the Strategic Site at RAF Cosford.

S21. Strategic Site: RAF Cosford

1. RAF Cosford will become a strategic site, complementing and enabling growth aspirations in the east of the County. Employment and training provision on this strategic site will facilitate the sustainable growth of the local economy and contribute to meeting the employment needs of nearby Albrighton.
2. The strategic site consists of around 221ha of land, over half of which is previously developed. The site is inset in the Green Belt, in recognition of its existing and future operational areas and requirements. However, Green Belt is retained between Cosford and Albrighton to maintain a strategic gap, in recognition of their unique identities and characteristics and the operational requirements of the Strategic Site. The location and extent of the site is identified on the Policies Map.
3. The strategic site will build upon its existing role as a centre of excellence for both UK and International Defence Training, host a specialist aviation academy, support opportunities to co-locate other Ministry of Defence units and activities, facilitate the intensification and expansion of the RAF Museum Cosford and allow the formation of a new headquarters for the Midland Air Ambulance Charity. These complementary uses will each benefit from their co-location and support the establishment of an internationally renowned facility.
4. Development of the various elements of this site will be coordinated and complementary. This will be informed by the preparation of detailed masterplans for each element of the site, informed by proactive engagement, including with relevant landowners/occupiers of the wider Strategic Site; and will subsequently be adopted by Shropshire Council. These masterplans and any resultant development will comply with the following site guidelines:
 - a. Any new development required to support Ministry of Defence activities will through their design, layout and use of green infrastructure, complement the high-quality character of the existing site.
 - b. The element of the site identified on Figure S21.1 for the Midlands Air Ambulance Charity headquarters and its ancillary uses will be used only for this purpose. Development and use of this element of the site must not adversely impact on Ministry of Defence operations at RAF Cosford. The northern boundary of this component of the site will be subject to substantial appropriate boundary landscaping in order to create a defensible Green Belt boundary. The headquarters building and ancillary uses will be of high quality and sustainable design, creating a fitting home for this much valued charity.
 - c. Any new development required to support the expansion of The RAF Museum Cosford will be of a high-quality design and layout which will complement existing iconic museum buildings and the relationship with an operational airfield.
 - d. Where development increases use of Cosford Railway Station, commensurate and viable improvements to the railway station, station cycle parking and station car parking will be provided to support sustainable travel to and from the development and the wider strategic site.

- e. Appropriate improvements to existing access points will be undertaken and any additional access points and vehicular links within the site will be appropriately designed and constructed.
- f. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).
- g. Appropriate pedestrian and cycle links will be provided through the site, taking into account that public access is restricted within parts of the site. This should include improvements to the existing links between the railway station, The RAF Museum Cosford and new Midlands Air Ambulance Charity headquarters. Consideration should also be given to opportunities for improvements to pedestrian and cycle links into Albrighton.
- h. Existing open space, sports and recreational buildings and land, including playing fields, will be maintained, unless an assessment concludes that it is clearly surplus to requirements or equivalent/better provision is made, in terms of quantity and quality in a suitable location.
- i. Appropriate green infrastructure provision will be made, including areas of public open space (taking into account that public access is restricted within parts of the site). Green infrastructure provision will incorporate and enhance the key green infrastructure corridors and networks within and in proximity of the site.
- j. Natural environment assets on and in proximity to the site, including mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Appropriate provision will also be made for protected species, where relevant.
- k. The high-quality design and layout of new development proposals will reflect and respect the site's heritage, heritage assets on the site and any relationship with heritage assets within the wider area. Listed and locally important buildings on the site will be sympathetically retained, enhanced/maintained and adaptively reused.
- l. Noise, odour and any contaminated land will be appropriately considered and if necessary mitigated.
- m. Any new development on the site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding new development from the affected areas. New development will also be excluded from the very small portion of the site located in flood zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.
- n. Opportunities to reinforce Green Belt boundaries, reduce and mitigate impacts on the Green Belt and enhance beneficial use of the Green Belt will be included as part of any new development proposals as set out in Green Belt Policy SP11. Compensatory provision to the Green Belt will include appropriate additional planting to improve visual amenity and biodiversity and creation of linkages to green infrastructure networks and corridors beyond the site.

Explanation

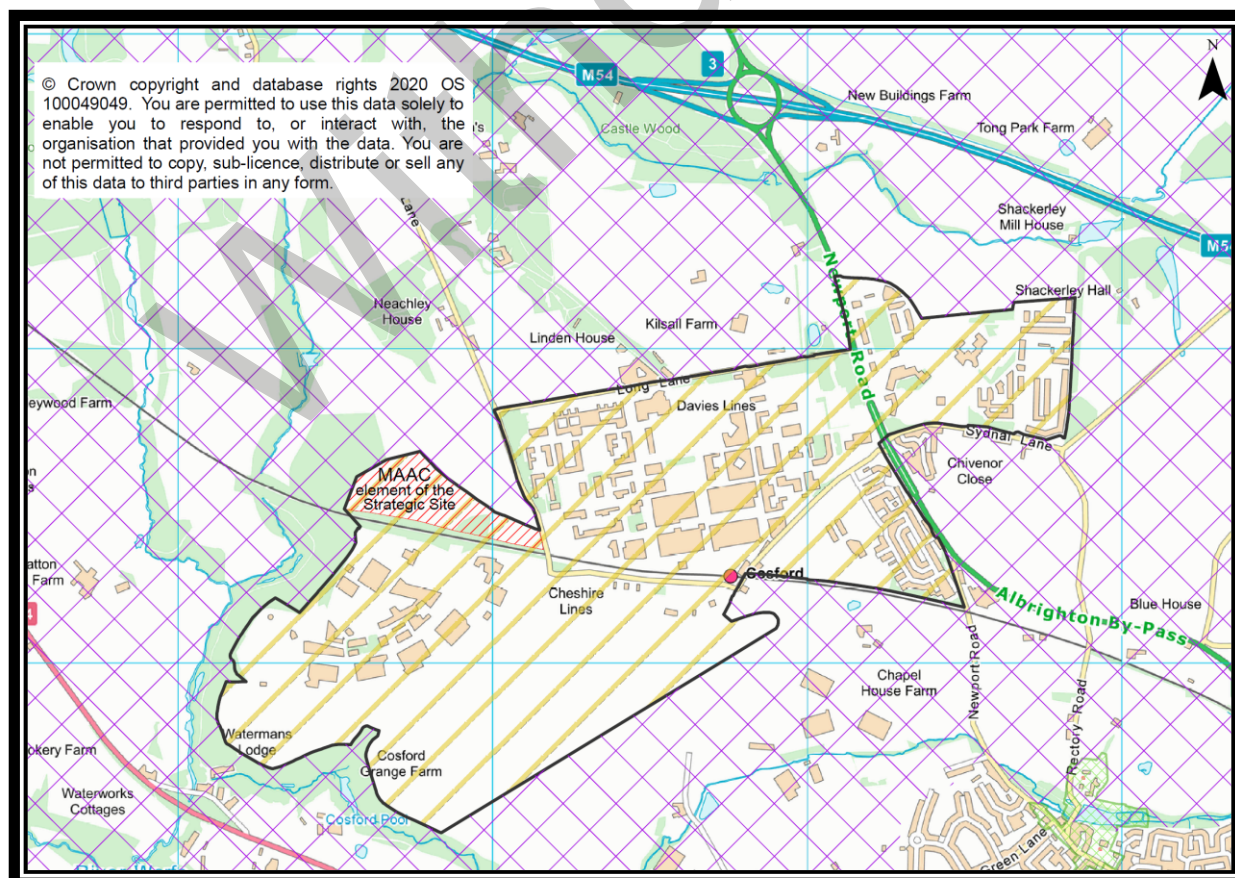
- 7.2. RAF Cosford is a military base and airfield located wholly in the Green Belt, to the north west of Albrighton. The site is also occupied by the Midlands Air Ambulance Charity, West Midlands Police and the renowned RAF Museum Cosford.
- 7.3. RAF Cosford is currently a major part of the Defence College of Technical Training (DCTT). It is at the centre of the RAF's mission to deliver flexible,

affordable, modern and effective technical training that meets the needs of the UK's Armed Forces now and into the future.

- 7.4. The Ministry of Defence (MOD) is undertaking a 'Defence Optimisation Programme' the aim of which is to create a smaller and significantly better estate that effectively supports our armed forces, and their role in protecting the security, independence and interests of the UK at home and abroad.
- 7.5. Within this review, as a result of its strategic location, existing built estate, the important role the site plays in defence training and its future potential, RAF Cosford has been designated a 'receiver site' and will have an important role to play in the future optimisation of the MOD estate.
- 7.6. Cosford has since been referenced within the 'Better Defence Estate Strategy' as centre of excellence for both UK and International Defence Training. The document also refers to the relocation of 4 School of Technical Training from MOD St Athan to RAF Cosford.
- 7.7. Furthermore, as part of its future strategy, the DCTT is reviewing capacity at RAF Cosford, linked to their aspiration to exploit opportunities for technical training consolidation. Whilst this work is ongoing, estimates from DCTT high-level strategic estate planning indicate that over the next 10+ years RAF Cosford would see in the region of an additional 1,500 people (staff and student population), although this could potentially increase further dependant on the outcome of the ongoing work.
- 7.8. Work is also being undertaken by the MOD to capture and consolidate information on the feasibility of other potential non-DCTT moves to RAF Cosford.
- 7.9. To support these various activities, there will be a need to intensify the use of existing facilities and undertake new development to provide additional necessary facilities. This will likely include additional training facilities, technical accommodation and domestic accommodation.
- 7.10. Plans to form a specialist aviation academy, called the Whittle Engineering Academy, at RAF Cosford have recently been announced by the Aviation Skills Partnership in collaboration with Midlands Engine, the RAF, Air Cadets and Telford College. This is a major initiative to address demand for trained entrants to the Aviation Industry across all jobs, roles and skills in accordance with the Government's Green Paper Aviation 2050: The Future of UK Aviation. It also further elevates the importance of this location for UK aviation and potentially creates hundreds of new jobs at the site.
- 7.11. The RAF Museum Cosford is dedicated to the history of aviation and in particular the RAF. As such the museum provides an important record of our aviation and RAF history, whilst also representing a nationally significant visitor attraction. The RAF Museum Cosford also hosts the ever popular Cosford Air Show. The RAF Museum Cosford have announced ambitious plans for a £40 million investment programme over 10 years to intensify and expand the museum site.
- 7.12. The Midlands Air Ambulance Charity (MAAC) currently operates and funds three air ambulances covering six Midlands counties including Gloucestershire, Herefordshire, Shropshire, Staffordshire, Worcestershire and the West Midlands. The area is home to around 6 million people and since 1991, the Charity have undertaken over 50,000 missions, making them one of the busiest ambulance services in the UK.

- 7.13. The charity responds to some of the most traumatic incidents including cardiac arrests, road traffic collisions and sports injuries. The aircraft reaches remote locations to attend to patients unreachable by land ambulance. The air ambulance is an essential and emergency public service.
- 7.14. The MAAC require a new headquarters in order to combine two of their The MAAC requires a new headquarters to future proof the region's essential helicopter-led emergency services and accommodate the projected 4% annual increase in demand for the service. The co-location of facilities at this new headquarters will enable the charity to optimise all aspects of its operations, including medical, training and charitable ancillary services.
- 7.15. The new MAAC headquarters will act as the hub for operations, supplemented by a series of regional sites across the six Counties of Gloucestershire, Herefordshire, Shropshire, Staffordshire, the West Midlands and Worcestershire. When combined, the service network will maximize the efficiency of the charity and increase capacity via extended operating schedules. Alongside providing enhanced service provision, the new MAAC headquarters will support the sustainability of the charity, for example by increasing potential for community engagement and events, whilst providing a high-quality modern training facility and permanent office accommodation.
- 7.16. The location identified for the new MAAC headquarters and associated facilities within the RAF Cosford Strategic Site is identified on Figure S21.1 below. This area is defined by Neachley Lane to the east, the railway line to the south, a wooded area to the west and runs through an agricultural field to the north. The Strategic Site guidelines require the establishment of an appropriate northern boundary for this element of the site.

Figure S21.1: Location of the Midlands Air Ambulance Charity (MAAC) Element of the Strategic Site within the RAF Cosford Strategic Site



- 7.17. This site is ideally located for the MAAC headquarters and associated facilities as:
- a. It is of sufficient size and free from overhead obstructions;
 - b. It is outside of major residential areas;
 - c. It is within appropriate flight times of the region covered by the facility;
 - d. It benefits from good access to the major road network needed by the critical care paramedic vehicle / rapid response vehicles;
 - e. It has good access to public transport links for staff and visitors;
 - f. The airspace / routes surrounding the site are sufficiently free to allow for the unfettered operation of the helicopters;
 - g. It has a pre-existing controlled and understood air space through which the Charity is used to flying; and
 - h. The site offers the benefits of co-location with other users of the RAF Cosford Strategic Site.
- 7.18. Identification of RAF Cosford as a Strategic Site inset within the Green Belt enables these numerous and complementary development opportunities. In turn, these development opportunities will complement and facilitate delivery of the Economic Growth Strategy for Shropshire and the objectives of this Local Plan.
- 7.19. Specifically, the Economic Growth Strategy for Shropshire seeks to prioritise investment in strategic locations and growth zones along strategic corridors. The M54 corridor upon which RAF Cosford is located is one such strategic corridor. Whilst the intensification and further development of the RAF Cosford Strategic Site is for military and non-profit making uses, they will complement and facilitate investment on this strategic corridor. For instance, the RAF Cosford Strategic Site will provide education opportunities, access to a skilled workforce, opportunities for the co-location of supply chain and opportunities for complementary employment offer. In this way, development of the Strategic Site will also contribute towards meeting the objectives of the Local Plan, complementing and facilitating economic growth aspirations in the east of the County.
- 7.20. Identification of RAF Cosford as a Strategic Site and as such facilitating its further development, also increases the long-term sustainability of the site, ensuring its continued use as a MOD facility.

Appendix 1: Status of Core Strategy and Site Allocations and Management of Development (SAMDev) Plan Policies

- A1.1. The following table summarises the status of the policies within the Core Strategy and Site Allocations and Management of Development (SAMDev) Plan.
- A1.2. Where a Core Strategy or SAMDev Plan policy is **'saved'** the issues addressed within the policy are considered to continue to be relevant and have not been addressed within a Local Plan policy, as such it will continue to form part of the Local Plan for Shropshire.
- A1.3. Where a Core Strategy or SAMDev Plan policy is **'superseded'** the issues addressed within the policy are now addressed within a Local Plan policy. Where a Core Strategy or SAMDev Plan policy is **'deleted'** the issues addressed within the policy are no longer considered relevant. Where a policy is either **'superseded'** or **'deleted'**, it will no longer form part of the Local Plan for Shropshire.
- A1.4. Where a policy includes one or more site allocations, the status of these allocations is considered within Appendix 2 of this document. As such Schedule A1 below will:**
- 1. Indicate that the policy contains one or more site allocations; and**
 - 2. Indicate the status of the policy with the exception of the site allocation (including their location, extent, development guidelines and approximate provision figures).**

Schedule A1: Status of Core Strategy and SAMDev Plan Policies

Development Plan Document	Policy	Status
Core Strategy	Policy CS1: Strategic Approach	Superseded
Core Strategy	Policy CS2: Shrewsbury Development Strategy	Superseded
Core Strategy	Policy CS3: The Market Towns and Other Key Centres	Superseded
Core Strategy	Policy CS4: Community Hubs and Community Clusters	Superseded
Core Strategy	Policy CS5: Countryside and Green Belt	Superseded
Core Strategy	Policy CS6: Sustainable Design and Development Principles	Superseded
Core Strategy	Policy CS7: Communications and Transport	Superseded
Core Strategy	Policy CS8: Facilities, Services and Infrastructure Provision	Superseded
Core Strategy	Policy CS9: Infrastructure Contributions	Superseded
Core Strategy	Policy CS10: Managed Release of Housing Land	Superseded
Core Strategy	Policy CS11: Type and Affordability of Housing	Superseded
Core Strategy	Policy CS12: Gypsies and Traveller Provision	Superseded
Core Strategy	Policy CS13: Economic Development, Enterprise and Employment	Superseded

Development Plan Document	Policy	Status
Core Strategy	Policy CS14: Managed Release of Employment Land	Superseded
Core Strategy	Policy CS15: Town and Rural Centres	Superseded
Core Strategy	Policy CS16: Tourism, Culture and Leisure	Superseded
Core Strategy	Policy CS17: Environmental Networks	Superseded
Core Strategy	Policy CS18: Sustainable Water Management	Superseded
Core Strategy	Policy CS19: Waste Management Infrastructure	Superseded
Core Strategy	Policy CS20: Strategic Planning for Minerals	Superseded
SAMDev Plan	MD1: Scale and Distribution of Development	Superseded
SAMDev Plan	MD2: Sustainable Design	Superseded
SAMDev Plan	MD3: Delivery of Housing Development	Superseded
SAMDev Plan	MD4: Managing Employment Development	Superseded
SAMDev Plan	MD5: Sites for Sand and Gravel Working	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	MD6: Green Belt & Safeguarded Land	Superseded
SAMDev Plan	MD7a: Managing Housing Development in the Countryside	Superseded
SAMDev Plan	MD7b: General Management of Development in the Countryside	Superseded
SAMDev Plan	MD8: Infrastructure Provision	Superseded
SAMDev Plan	MD9: Protecting Employment Areas	Superseded
SAMDev Plan	MD10a: Managing Town Centre Development	Superseded
SAMDev Plan	MD10b: Impact Assessments for Town and Rural Centres	Superseded
SAMDev Plan	MD11: Tourism Facilities and Visitor Accommodation	Superseded
SAMDev Plan	MD12: Natural Environment	Superseded
SAMDev Plan	MD13: Historic Environment	Superseded
SAMDev Plan	MD14: Waste Management Facilities	Superseded
SAMDev Plan	MD15: Landfill and Land Raising Sites	Superseded
SAMDev Plan	MD16: Mineral Safeguarding	Superseded
SAMDev Plan	MD17: Managing the Development and Operation of Mineral Sites	Superseded
SAMDev Plan	S1: Albrighton	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S2: Bishop's Castle	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.

Development Plan Document	Policy	Status
SAMDev Plan	S3: Bridgnorth	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S4: Broseley	This Site Allocation is considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S5: Church Stretton	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S6: Cleobury Mortimer	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S7: Craven Arms	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S8: Ellesmere	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S9: Highley	The Site Allocation considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S10: Ludlow	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S11: Market Drayton	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S12: Minsterley – Pontesbury	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S13: Much Wenlock	There were no site allocations within this policy. The policy is superseded.
SAMDev Plan	S14: Oswestry	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.

Development Plan Document	Policy	Status
SAMDev Plan	S15: Shifnal	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S16: Shrewsbury	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S17: Wem	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.
SAMDev Plan	S18: Whitchurch	Site Allocations considered within Appendix 2. Remainder of the Policy is superseded.

Please Note: Within the SAMDev Plan the S (settlement) Policies consist of a series of sub-policies and associated schedules. These are dealt with together within the above table.

Appendix 2: Status of Site Allocations and Management of Development (SAMDev) Plan Allocations

- A2.1. The following table summarises the status of the allocations within the Site Allocations and Management of Development (SAMDev) Plan.
- A2.2. Where a SAMDev Plan allocation is '**saved**' it will continue to form part of the Local Plan for Shropshire. The 'saved' status applies to the site location, extent, development guidelines and approximate provision figures identified within the SAMDev Plan.
- A2.3. Where a SAMDev Plan allocation is '**deleted**' it will no longer form part of the Local Plan for Shropshire. Sites are only 'deleted' where they were fully built-out as at 31st March 2019 or there is evidence demonstrating that the site is not and will during the Local Plan period become deliverable.

Schedule A2: Status of SAMDev Plan Site Allocations

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
MD5: Sites for Sand and Gravel Working	Wood Lane North Extension	Rural	Ellesmere	Mineral	Saved
MD5: Sites for Sand and Gravel Working	Gonsal Extension	Rural	Shrewsbury	Mineral	Saved
MD5: Sites for Sand and Gravel Working	Morville Extension	Rural	Bridgnorth	Mineral	Saved
S1: Albrighton	Land at White Acres (ALB003)	Albrighton	Albrighton	Residential	Saved
S1: Albrighton	Land east of Shaw Lane (ALB002)	Albrighton	Albrighton	Residential	Saved
S2: Bishop's Castle	Schoolhouse Lane East (BISH013)	Bishop's Castle	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	Land at Bishops Castle Business Park, Phase 2	Bishop's Castle	Bishop's Castle	Employment	Saved
S2: Bishop's Castle	Timber Yard / Station Yard (BUCK001)	Bucknell	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	Land to the rear of Horseshoe Road (CHIR001)	Chirbury	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	Land at Turnpike Meadow (CLUN002)	Clun	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	South of Telephone Exchange (LYD007)	Lydbury North	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	North of Telephone Exchange (LYD008)	Lydbury North	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	Former Garage (LYD009)	Lydbury North	Bishop's Castle	Residential	Saved
S2: Bishop's Castle	Land adjacent to Church Close (LYD011)	Lydbury North	Bishop's Castle	Residential	Saved
S3: Bridgnorth	Land north of Wenlock Road, Tasley (BRID001/BRID020b)	Bridgnorth	Bridgnorth	Mixed-Use	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S3: Bridgnorth	Land north of Church Lane, Tasley (BRID020a)	Bridgnorth	Bridgnorth	Residential	Saved
S3: Bridgnorth	Land at Tasley south of the A458 bypass (ELR011/a)	Bridgnorth	Bridgnorth	Employment	Saved
S3: Bridgnorth	Land at Tasley south of A458 at Tasley (ELR011/b)	Bridgnorth	Bridgnorth	Employment	Saved
S3: Bridgnorth	Land at Old Worcester Road (W039)	Bridgnorth	Bridgnorth	Employment	Saved
S3: Bridgnorth	Land opposite 6 Station Road (DITT005)	Ditton Priors	Bridgnorth	Residential	Saved
S3: Bridgnorth	Pheasant Inn (NEE001)	Neenton	Bridgnorth	Residential	Deleted
S3: Bridgnorth	Morville Quarry Extension	Rural	Bridgnorth	Mineral	Saved
S4: Broseley	Land south of Avenue Road ELR017	Broseley	Broseley	Residential	Saved
S5: Church Stretton	School Playing Fields (CSTR018)	Church Stretton	Church Stretton	Residential	Deleted
S5: Church Stretton	Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Church Stretton	Church Stretton	Residential	Saved
S5: Church Stretton	Springbank Farm (ELR078)	Church Stretton	Church Stretton	Employment	Saved
S6: Cleobury Mortimer	Land off Tenbury Road (CMO002)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved
S6: Cleobury Mortimer	Land at New House Farm (CMO005)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved
S6: Cleobury Mortimer	Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Cleobury Mortimer	Cleobury Mortimer	Employment	Saved
S6: Cleobury Mortimer	Land off Little Stocks Close (KLT001)	Kinlet	Cleobury Mortimer	Residential	Saved
S6: Cleobury Mortimer	Land adjacent to adjacent to Old Station Business Park (ELR071)	Rural	Cleobury Mortimer	Employment	Saved
S7: Craven Arms	Land off Watling Street, Craven Arms (CRAV002)	Craven Arms	Craven Arms	Residential	Deleted
S7: Craven Arms	Land between Watling Street and Brook Road (CRAV003 & CRAV009)	Craven Arms	Craven Arms	Residential	Saved
S7: Craven Arms	Land off Watling Street (east) (CRAV004 & CRAV010)	Craven Arms	Craven Arms	Residential	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S7: Craven Arms	Land adjoining Clun Road / Sycamore Close (CRAV024)	Craven Arms	Craven Arms	Residential	Saved
S7: Craven Arms	Land at Newington Farmstead (CRAV030)	Craven Arms	Craven Arms	Residential	Saved
S7: Craven Arms	Land at Newington Farm (ELR053)	Craven Arms	Craven Arms	Employment	Saved
S7: Craven Arms	Land west of A49 (ELR055)	Craven Arms	Craven Arms	Employment	Saved
S7: Craven Arms	Land North of Long Lane	Craven Arms	Craven Arms	Employment	Saved
S8: Ellesmere	Land South of Ellesmere (ELL003a)	Ellesmere	Ellesmere	Residential	Saved
S8: Ellesmere	Land off Grange Road (ELR075)	Ellesmere	Ellesmere	Employment	Saved
S8: Ellesmere	Ellesmere Business Park, Phase 2 (ELR074)	Ellesmere	Ellesmere	Employment	Saved
S8: Ellesmere	Land South of Ellesmere (ELL003b)	Ellesmere	Ellesmere	Leisure / Tourism	Saved
S8: Ellesmere	Land to the West of Cockshutt (CO002a and CO002b)	Cockshutt	Ellesmere	Residential	Saved
S8: Ellesmere	Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Cockshutt	Ellesmere	Residential	Saved
S8: Ellesmere	Land South of Chapel House Farm (CO018)	Cockshutt	Ellesmere	Residential	Saved
S8: Ellesmere	Ravenscroft Haulage Site (DUDH006)	Dudleston Heath	Ellesmere	Residential	Saved
S8: Ellesmere	Land South of Cairndale (TET001)	Tetchill	Ellesmere	Residential	Saved
S8: Ellesmere	Land adjacent to St Andrew's Church (WFTN002)	Welsh Frankton	Ellesmere	Residential	Saved
S8: Ellesmere	Wood Lane Quarry Extension	Rural	Ellesmere	Mineral	Saved
S9: Highley	Land off Rhea Hall/Coronation Street (HIGH003)	Highley	Highley	Residential	Deleted
S10: Ludlow	Land south of Rocks Green (LUD017)	Ludlow	Ludlow	Residential	Saved
S10: Ludlow	Land east of Eco Park (LUD034)	Ludlow	Ludlow	Residential	Saved
S10: Ludlow	Land east of Eco Park (ELR059)	Ludlow	Ludlow	Employment	Saved
S10: Ludlow	Land south of Sheet Road (ELR058)	Ludlow	Ludlow	Employment	Saved
S10: Ludlow	Onibury Farm (ONBY003)	Onibury	Ludlow	Residential	Saved
S11: Market Drayton	Land off Rush Lane (West) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S11: Market Drayton	Land off Rush Lane (East) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved
S11: Market Drayton	Land between Croft Way and Greenfields Lane (MD010 and MD028)	Market Drayton	Market Drayton	Residential	Saved
S11: Market Drayton	Sych Farm (Phase 2) ELR023/ELR024	Market Drayton	Market Drayton	Employment	Saved
S11: Market Drayton	Land West of Manor Farm Drive (HIN002)	Hinstock	Market Drayton	Residential	Saved
S11: Market Drayton	Land at Bearcroft (HIN009)	Hinstock	Market Drayton	Residential	Saved
S11: Market Drayton	Land to rear of Shrewsbury Street (HOD009)	Hodnet	Market Drayton	Residential	Saved
S11: Market Drayton	Land off Station Road (HOD010)	Hodnet	Market Drayton	Residential	Saved
S11: Market Drayton	Shrewsbury Street Farm (HOD011)	Hodnet	Market Drayton	Residential	Saved
S11: Market Drayton	Part of land off Dutton Close (STH002)	Stoke Heath	Market Drayton	Residential	Saved
S12: Minsterley – Pontesbury	MIN002/MIN015 Hall Farm, Minsterley	Minsterley	Minsterley and Pontesbury	Mixed-use	Saved
S12: Minsterley – Pontesbury	MIN007 Callow Lane Minsterley	Minsterley	Minsterley and Pontesbury	Residential	Saved
S12: Minsterley – Pontesbury	Hall Bank- Pontesbury PBY018/29	Pontesbury	Minsterley and Pontesbury	Mixed-use	Saved
S12: Minsterley – Pontesbury	Land off Minsterley Road- Pontesbury PBY019	Pontesbury	Minsterley and Pontesbury	Residential	Saved
S14: Oswestry	Land off Whittington Road (OSW004)	Oswestry	Oswestry	Residential	Saved
S14: Oswestry	Eastern Gateway Sustainable Urban Extension (OSW024)	Oswestry	Oswestry	Residential	Saved
S14: Oswestry	Former Oswestry Leisure Centre (OSW029)	Oswestry	Oswestry	Residential	Deleted
S14: Oswestry	The Cottams, Morda Road (OSW030)	Oswestry	Oswestry	Residential	Deleted
S14: Oswestry	Land South of the Cemetery (OSW034, 035 & 045)	Oswestry	Oswestry	Residential	Saved
S14: Oswestry	Alexandra Road Depot (OSW033)	Oswestry	Oswestry	Residential	Deleted
S14: Oswestry	Richard Burbidge (OSW042)	Oswestry	Oswestry	Residential	Saved
S14: Oswestry	Land north of Whittington Road (ELR042)	Oswestry	Oswestry	Employment	Saved
S14: Oswestry	Land south of Whittington Road (ELR043)	Oswestry	Oswestry	Employment	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S14: Oswestry	Land at Mile End East (ELR072)	Oswestry	Oswestry	Employment	Saved
S14: Oswestry	Land at Southlands Avenue (GOB008)	Gobowen	Oswestry	Residential	Saved
S14: Oswestry	Land between A5 and Shrewsbury railway line (GOB012)	Gobowen	Oswestry	Residential	Saved
S14: Oswestry	Land north of Lower House (KK001)	Knockin	Oswestry	Residential	Saved
S14: Oswestry	Land north of playing fields (LLAN009)	Llanymynech	Oswestry	Residential	Saved
S14: Oswestry	Former Railway Land, Station Road (LLAN001)	Llanymynech	Oswestry	Residential	Saved
S14: Oswestry	Land at Rhos y Llan Farm (STM029)	St Martins	Oswestry	Residential	Saved
S14: Oswestry	Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Whittington	Oswestry	Residential	Saved
S14: Oswestry	Land adjacent Kinnerley Primary School (KYN001)	Kinnerley	Oswestry	Residential	Deleted
S14: Oswestry	Land west of School Road (KYN002)	Kinnerley	Oswestry	Residential	Saved
S14: Oswestry	Land at Greenfields Farm (MBK001)	Maesbrook	Oswestry	Residential	Saved
S14: Oswestry	Land adj. to The Smithy (MBK009)	Maesbrook	Oswestry	Residential	Saved
S14: Oswestry	Land at Artillery/Larkhill/Park Crescent (PARK001)	Park Hall	Oswestry	Residential	Saved
S14: Oswestry	Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010)	Weston Rhyn	Oswestry	Residential	Saved
S14: Oswestry	Land at the Sawmills, Rhoswel (WRN016)	Rhoswel	Oswestry	Residential	Saved
S15: Shifnal	Land south of Aston Road (SHI004/a)	Shifnal	Shifnal	Residential	Saved
S15: Shifnal	Land between Lawton Road and Stanton Road (SHI004/b)	Shifnal	Shifnal	Residential	Saved
S15: Shifnal	Land north of Wolverhampton Road (SHI006-a)	Shifnal	Shifnal	Residential	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S15: Shifnal	Land between Lawton Road and Lamledge Lane (SHI004/c)	Shifnal	Shifnal	Employment	Deleted
S15: Shifnal	Land at J.N. Bentley Ltd off Lamledge Lane (ELR021)	Shifnal	Shifnal	Employment	Saved
S16: Shrewsbury	Land off Ellesmere Road (SHREW073)	Shrewsbury	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land at Ditherington Flaxmill (SHREW198)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land off Hillside Drive, Belvidere (SHREW016)	Shrewsbury	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land East of Woodcote Way (SHREW120/R)	Shrewsbury	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land off Shillingstone Drive (SHREW105)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 and 115/ELR006)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land west of Longden Road (SHREW212/09)	Shrewsbury	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land at Corner Farm Drive (SHREW023)	Shrewsbury	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land north of London Road (SHREW001 – part)	Shrewsbury	Shrewsbury	Residential	Saved

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Shrewsbury	Shrewsbury	Employment	Saved
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Shrewsbury	Shrewsbury	Employment	Saved
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 part/ELR006)	Shrewsbury	Shrewsbury	Employment	Saved
S16: Shrewsbury	Land east of Battlefield Road (ELR007)	Shrewsbury	Shrewsbury	Employment	Saved
S16: Shrewsbury	Riverside Shopping Centre, Smithfield Road.	Shrewsbury	Shrewsbury	Retail	Deleted
S16: Shrewsbury	Land at rear of Wheatlands Estate (BAS005)	Baschurch	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land at Station Road (BAS035)	Baschurch	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land to rear of Medley Farm (BAS025)	Baschurch	Shrewsbury	Residential	Deleted
S16: Shrewsbury	Land to the west of Shrewsbury Road (BAS017)	Baschurch	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Bomere Heath	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land West of Holyhead Road (NESS004 and NESS012 – part)	Nesscliffe	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land off Forge Way, Dorrington (DOR004)	Dorrington	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land to the rear of the Old Vicarage, Dorrington (DOR017 – part)	Dorrington	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land opposite School, Conover (CON006)	Conover	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land east of the Shrewsbury Road, Conover (CON005)	Conover	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land west of school (HAN011/R)	Hanwood	Shrewsbury	Residential	Saved
S16: Shrewsbury	Land between Manor Farm and Top Cottages (UFF006/10 – part)	Uffington	Shrewsbury	Residential	Deleted

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status
S16: Shrewsbury	Gonsal Quarry Extensions (M10/11)	Rural	Shrewsbury	Mineral	Saved
S17: Wem	Land off Pym's Road (WEM003)	Wem	Wem	Residential	Saved
S17: Wem	Land at Tilley (WEM012)	Wem	Wem	Residential	Saved
S17: Wem	Land adjacent to Shawbury Rd (ELR031)	Wem	Wem	Employment	Saved
S17: Wem	Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Shawbury	Wem	Residential	Saved
S18: Whitchurch	Land at Tilstock Road (WHIT009)	Whitchurch	Whitchurch	Residential	Saved
S18: Whitchurch	Land at Mount Farm (WHIT046)	Whitchurch	Whitchurch	Residential	Deleted
S18: Whitchurch	Land at Alport Road (WHIT021)	Whitchurch	Whitchurch	Residential	Saved
S18: Whitchurch	Land West of Oaklands Farm (WHIT051)	Whitchurch	Whitchurch	Residential	Saved
S18: Whitchurch	Land North of Mill Park (WHIT033)	Whitchurch	Whitchurch	Residential	Deleted
S18: Whitchurch	Land at the Oaklands Farm (ELR033)	Whitchurch	Whitchurch	Employment	Saved
S18: Whitchurch	Land at Heath Road (ELR035)	Whitchurch	Whitchurch	Employment	Saved
S18: Whitchurch	PRE002/011/12 Land West of Shrewsbury Street	Prees	Whitchurch	Residential	Saved
S18: Whitchurch	PRE008 Land at Moreton Street	Prees	Whitchurch	Residential	Saved
S18: Whitchurch	TIL001 Land at the Vicarage, Tilstock	Tilstock	Whitchurch	Residential	Saved
S18: Whitchurch	TIL002 Land at Tilstock Close, Tilstock	Tilstock	Whitchurch	Residential	Saved
S18: Whitchurch	TIL008 Land at Russell House, Tilstock	Tilstock	Whitchurch	Residential	Deleted
S18: Whitchurch	ASHP002 Land West of Ash Parva	Ash Parva	Whitchurch	Residential	Saved
S18: Whitchurch	PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Prees Heath	Whitchurch	Residential	Saved

Appendix 3: Key Evidence Informing Local Plan Policies

A3.1. The following table summarises the key evidence informing the policies within this Local Plan:

Schedule A3: Key Evidence Informing Local Plan Policies		
Policy Reference	Policy Name	Key Evidence
Strategic Policies		
SP1	Shropshire Test	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shrewsbury Big Town Plan (2018). 4. West Midlands Design Charter (2020).
SP2	Strategic Approach	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Local Housing Need Assessment (2020). 4. Shropshire Strategic Housing Market Assessment (2020). 5. Shropshire Economic Growth Strategy (2017-2021). 6. Shropshire Economic Development Needs Assessment (2020). 7. Shropshire Retail Study (2020). 8. Shropshire Hierarchy of Settlements Assessment (2020). 9. Draft Shropshire Housing Strategy. 10. Shrewsbury Big Town Plan (2018). 11. Shropshire Strategic Land Availability Assessment (2018). 12. Shropshire Five Year Housing Land Supply Statement. 13. Shropshire Authority Monitoring Report. 14. Shropshire Implementation Plan and Place Plans.
SP3	Climate Change	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Draft Shropshire Climate Change Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
SP4	Sustainable Development	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report.
SP5	High Quality Design	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shrewsbury Big Town Plan (2018). 4. West Midlands Design Charter (2020).
SP6	Health and Wellbeing	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Health and Wellbeing Strategy 2016-2021.

Policy Reference	Policy Name	Key Evidence
SP7	Managing Housing Development	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. West Midlands Design Charter (2020).
SP8	Managing Development in Community Hubs	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. The Hierarchy of Settlements (2020). 4. Community Led Plans. 5. Place Plans.
SP9	Managing Development in Community Clusters	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Community Led Plans. 4. Place Plans.
SP10	Managing Development in the Countryside	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Shropshire Local Housing Need Assessment (2020). 5. Shropshire Economic Development Needs Assessment (2020). 6. Shropshire Economic Growth Strategy (2017-2021). 7. Shropshire Historic Farmsteads Characterisation Project (2010).
SP11	Green Belt	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Green Belt Assessment (2017). 4. Shropshire Green Belt Review: Stage 2 (2018). 5. Shropshire Hierarchy of Settlements Assessment (2020).
SP12	Shropshire Economic Growth Strategy	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies (LEGS) 2020 - 2025: a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. M54 Growth Corridor – Strategic Options Study (2019)
SP13	Delivering Sustainable Economic Growth and Enterprise	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies 2020 – 2025 5. Shropshire Economic Development Needs Assessment (2020) 6. Shropshire Employment Land Review (2019) 7. Shropshire Strategic Sites and Employment areas Assessment (2014): a. Phase 1 – Shrewsbury b. Phase 2 – Market Towns and Key Centres

Policy Reference	Policy Name	Key Evidence
SP14	Strategic Corridors	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies 2020 - 2025: a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. Shropshire Employment Land Review (2019) M54 Growth Corridor – Strategic Options Study (2019)
SP15	Whole Estate Plans	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Estate Plans prepared and in preparation across Shropshire.
SP16	Strategic Planning for Minerals	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008). 4. Coal Authority Resource Plan. 5. Strategic Stone Study Database. 6. Minerals Technical Background Report (Shropshire Council 2020).
SP17	Waste Management Infrastructure	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
Development Management Policies		
DP1	Residential Mix	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys. 7. MHCLG (2015), Technical housing standards – nationally described space standard. 8. Building Regulations (2016), Part M - Access to and use of Buildings. 9. MHCLG (2015), Guide to Available Disability Data. 10. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP2	Self-Build and Custom Build Housing	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. The Self-Build Register.

Policy Reference	Policy Name	Key Evidence
DP3	Affordable Housing Provision	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys. 7. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP4	Affordable Exception Schemes	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
DP5	Entry-Level Exception Housing	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
DP6	Single Plot Exception Schemes	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
DP7	Cross Subsidy Exception Schemes	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Housing Market Assessment (2020). 4. Draft Shropshire Housing Strategy. 5. Shropshire HomePoint Housing Waiting List. 6. Right Home Right Place Local Housing Need Surveys.
DP8	Gypsy and Traveller Accommodation	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Gypsy and Traveller Accommodation Assessment (2017). 4. Gypsy and Traveller Accommodation Assessment Update (2019). 5. Shropshire Strategic Housing Market Assessment (2020).
DP9	Managing and Supporting Town Centres	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020) 3. Shropshire Town Centres Study (2020)

Policy Reference	Policy Name	Key Evidence
DP10	Tourism, Culture and Leisure	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Government Tourism Policy – DCMS (2011). 4. The Shropshire Tourism Economic Impact Assessment Report 2011 (2013). 5. The North Shropshire and Oswestry Visitor Economy Strategy (2012). 6. The Shrewsbury Visitor Economy Strategy (2011). 7. The Sustainable Tourism Strategy for Ludlow and the Shropshire Hills (2011). 8. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership). 9. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated). 10. TCPA Policy Advice Note: Inland Waterways (2009). 11. Village and Town Plans.
DP11	Minimising Carbon Emissions	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Draft Shropshire Climate Change Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP12	Conserving and Enhancing the Natural Environment	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Hills AONB Management Plan 2019 -2024 and subsequent updates (AONB Partnership). 4. Shropshire Ecological Data Network. 5. Shropshire Environmental Network and Guidance. 6. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP13	Development in the River Clun Catchment	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020).
DP14	Green Infrastructure	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Green Infrastructure Strategy (2020). 4. Shropshire Environmental Network and Guidance. 5. Shropshire Open Space Needs Assessment (2019). 6. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP15	Open Space Provision	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Open Space Needs Assessment (2019). 4. Shropshire Green infrastructure Strategy (2020). 5. Shropshire Playing Pitch and Open Space Strategy (2020 and subsequent updates). 6. Shropshire Leisure Facilities Strategy (2020 and subsequent updates) 7. Shropshire Local Plan Delivery and Viability Assessment (2020).

Policy Reference	Policy Name	Key Evidence
DP16	Landscaping of New Development	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018).
DP17	Landscape and Visual Amenity	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018). 4. Shropshire Landscape Character Assessment 5. Shropshire Historic Landscape Characterisation
DP18	Pollution and Public Amenity	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020).
DP19	Water Resources and Water Quality	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 5. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP20	Water Efficiency	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP21	Flood Risk	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP22	Sustainable Drainage Systems	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Water Cycle Study (2020). 4. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020).
DP23	Conserving and Enhancing the Historic Environment	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020) 3. Shropshire Historic Environment Record. 4. Shropshire Historic Landscape Characterisation Project. 5. Shropshire Historic Farmsteads Characterisation Project. 6. Ironbridge Gorge World Heritage Site Management Plan. 7. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership).
DP24	Shropshire Hills AONB	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership).

Policy Reference	Policy Name	Key Evidence
DP25	Infrastructure Provision	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Leisure Facilities Strategy. 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP26	Strategic, Renewable and Low Carbon Infrastructure	1. The LDF Implementation Plan for Shropshire. 2. Shropshire Place Plans. 3. Shropshire Landscape Character Assessment and Historic Landscape Characterisation. 4. Shropshire Landscape Sensitivity Study (2018). 5. Shropshire Hills AONB Management Plan 2019 -2024 and subsequent updates (AONB Partnership).
DP27	Broadband and Mobile Communication Infrastructure	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. 'Connecting Shropshire' - connectingshropshire.co.uk/ 4. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP28	Communications and Transport	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Provisional Local Transport Plan Strategy 2011 – 2026. 4. LTP evidence base. 5. Shrewsbury North West Relief Road – Outline Business Case (2017). 6. Building Sustainable Transport into New Development (2008) Department for Transport. 7. Shropshire Local Plan Delivery and Viability Assessment (2020).
DP29	Mineral Safeguarding	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008). 4. Coal Authority Resource Plan. 5. Strategic Stone Study Database.
DP30	Sites for Sand and Gravel	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire & Telford Local Aggregates Assessment (2019). 4. West Midlands Aggregates Working Party Annual Report (WMRAWP 2015).
DP31	Managing Development and Operation of Mineral Sites	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Authority Monitoring Report. 4. Shropshire & Telford Local Aggregates Assessment (2019). 5. West Midlands Aggregates Working Party Annual Report (WMRAWP 2015).

Policy Reference	Policy Name	Key Evidence
DP32	Waste Management Facilities	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
DP33	Landfilling and Landraising	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Waste Technical Background Report (2020).
Settlement Policies		
S1-S18	Settlement Policies by Place Plan Area	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Local Housing Need Assessment (2020). 4. Shropshire Strategic Housing Market Assessment (2020). 5. Shropshire Economic Growth Strategy (2017-2021). 6. Draft Shropshire Local Economic Growth Strategies. 7. Shropshire Economic Development Needs Assessment (2020). 8. Shropshire Retail Study (2020). 9. Shropshire Hierarchy of Settlements Assessment (2020). 10. Shropshire Housing Strategy (2020). 11. Shrewsbury Big Town Plan (2018). 12. Shropshire Strategic Land Availability Assessment (2018). 13. Shropshire Five Year Housing Land Supply Statement. 14. Shropshire Authority Monitoring Report. 15. Shropshire Implementation Plan and Place Plans. 16. Shropshire Landscape and Sensitivity Study (2018) 17. Shropshire Water Cycle Study (2020). 18. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 19. Shropshire Open Space Needs Assessment (2019). 20. Shropshire Green infrastructure Strategy (2020). 21. Shropshire Playing Pitch and Open Space Strategy (2020). 22. Shropshire Indoor Sports Facilities Strategy. 23. Shropshire Hills AONB Management Plan 2019 – 2024 and subsequent updates (AONB Partnership). 24. Area of Outstanding Natural Beauty Exceptional Circumstances Statement (2020). 25. Shropshire Green Belt Assessment (2017). 26. Shropshire Green Belt Review (2018). 27. Shropshire Green Belt Exceptional Circumstances Statement (2020). 28. Shropshire Hills Area of Outstanding Natural Beauty Management Plan (2019).

Policy Reference	Policy Name	Key Evidence
Strategic Settlement Policies		
S19	Clive Barracks, Tern Hill	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018) 4. Shropshire Water Cycle Study (2020). 5. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 6. Shropshire Open Space Needs Assessment (2019). 7. Shropshire Green infrastructure Strategy (2020). 8. Shropshire Playing Pitch and Open Space Strategy (2020). 9. Shropshire Indoor Sports Facilities Strategy.
S20	Former Ironbridge Power Station	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018) 4. Shropshire Water Cycle Study (2020). 5. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 6. Shropshire Open Space Needs Assessment (2019). 7. Shropshire Green infrastructure Strategy (2020). 8. Shropshire Playing Pitch and Open Space Strategy (2020). 9. Shropshire Indoor Sports Facilities Strategy.
Strategic Site Policy		
S21	RAF Cosford	1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Landscape and Sensitivity Study (2018) 4. Shropshire Water Cycle Study (2020). 5. Shropshire Flood Risk Assessments (Levels 1 and 2) (2020). 6. Shropshire Open Space Needs Assessment (2019). 7. Shropshire Green infrastructure Strategy (2020). 8. Shropshire Playing Pitch and Open Space Strategy (2020). 9. Shropshire Indoor Sports Facilities Strategy. 10. Shropshire Green Belt Assessment (2017). 11. Shropshire Green Belt Review (2018). 12. Shropshire Green Belt Exceptional Circumstances Statement (2020).

Appendix 4: Delivery and Monitoring Local Plan Policies

A4.1. The following table summarises the how Local Plan policies will be delivered and their effectiveness monitored:

Schedule A4: Delivery and Monitoring of Local Plan Policies			
Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
Strategic Policies			
SP1	Shropshire Test	1. The development management process through the implementation of the other policies in the Local Plan.	1. Through monitoring of the other policies in the Local Plan. 2. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.
SP2	Strategic Approach	1. The development management process: a. Granting planning permission for the development of the sites allocated for housing, employment, mixed-use and other development in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan. 2. All elements and scales of the development industry operating in Shropshire. 3. The Shropshire Implementation Plan and Place Plan process. 4. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional dwellings in the rural area. 3. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 4. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres, the Strategic Settlements and the Strategic Site. 5. Amount of floorspace developed for employment by type in the rural area. 6. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.
SP3	Climate Change	1. The development management process: specifically, the implementation of policies DP11, DP12, DP14, DP15, DP19, DP20, DP21 and DP22. 2. Shropshire Climate Change Strategy. 3. Shropshire Tree and Woodland Strategy.	1. Shropshire Climate Change Strategy monitoring process.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
SP4	Sustainable Development	- The development management process: - Granting planning permission for the development of the sites allocated for housing, employment, mixed-use and other development in this Local Plan and any formal Neighbourhood Plans. - Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan. - All elements and scales of the development industry operating in Shropshire.	- Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. - Net additional dwellings in the rural area. - Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres, the Strategic Settlements and the Strategic Site. - Amount of floorspace developed for employment by type in the rural area.
SP5	High Quality Design	The development management process.	The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
SP6	Health and Wellbeing	The development management process.	Proportion of planning consents which reference the Policy within Planning conditions.
SP7	Managing Housing Development	The development management process.	- Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. - Net additional dwellings in Community Hubs. - Net additional dwellings in Community Clusters. - Net additional dwellings in the rural area.
SP8	Managing Development in Community Hubs	- Housing Supplementary Planning Document. - The development management process. - The Shropshire Implementation Plan and Place Plan process.	- Net additional dwellings in the rural area. - Net additional dwellings in Community Hubs. - Amount of floorspace developed for employment by type in the rural area. - Amount of floorspace developed for employment by type in Community Hubs. - Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
SP9	Managing Development in Community Clusters	1. Housing Supplementary Planning Document. 2. The development management process. 3. The Shropshire Implementation Plan and Place Plan process.	1. Net additional dwellings in the rural area. 2. Net additional dwellings in Community Hubs. 3. Amount of floorspace developed for employment by type in the rural area. 4. Amount of floorspace developed for employment by type in Community Hubs. 5. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.
SP10	Managing Development in the Countryside	1. Housing Supplementary Planning Document. 2. The development management process.	1. Net additional dwellings in Countryside. 2. Affordable housing completions in rural areas. 3. Percentage of new and converted dwellings on previously developed land. 4. Amount of floorspace developed for employment by type in the countryside.
SP11	Green Belt and Safeguarded Land	1. The development management process.	1. Planning consents in the Green Belt, by development type. - Affordable housing completions in the Green Belt.
SP12	Shropshire Economic Growth Strategy	1. The adoption and implementation of this policy. 2. The development management process. 3. Implementing the Corporate Plan, Commercial Strategy, Investment Strategy and Communications Strategy with the Shropshire Business Board Plan and other strategies and actions plans. 4. Working in partnership with other organisations, funding bodies, businesses and developers.	1. Business demography profile. 2. Changes to the economic structure of the local economy.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
SP13	Delivering Sustainable Economic Growth and Enterprise	1. The development management process. a. Granting planning permission for sites allocated for employment in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on sites that comply with the Local Plan. 2. Master planning of strategic and local employment areas across the County. 3. Investment to bring forward constrained employment land to the market in partnership with funding bodies.	1. Area and floorspace of Class B development each year by location and type; 2. Area of non-Class B development each year by location and type; 3. Permissions and allocations on employment land by location and type; 4. Change in the employment land supply each year by location for completions, permissions and allocations; 5. Existing employment areas protected under the policy by location and significance of site.
SP14	Strategic Corridors	1. The development management process. 2. Master planning of strategic and local employment areas across the County. 3. Investment to bring forward constrained employment land to the market in partnership with funding bodies.	1. Monitoring information provided within the AMR
SP15	Whole Estate Plans	1. The development management process. 2. The Whole Estate Plan process.	1. Number of Whole Estate Plans endorsed by Shropshire Council.
SP16	Strategic Planning for Minerals	1. The development management process.	1. The production of primary, land won aggregates. 2. Landbank for Sand and Gravel Resources. 3. Landbank for Crushed Rock Resources.
SP17	Waste Management Infrastructure	1. The development management process. 2. Work with businesses and other council services to raise awareness of the economic and environmental benefits of sustainable waste management.	1. Capacity of new waste management facilities by type and available waste management capacity; 2. Municipal waste management annual performance.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
Development Management Policies			
DP1	Residential Mix	1. The development management process. 2. All elements and scales of the development industry operating in Shropshire.	1. The number of 1, 2, 3, 4 and 5+ bedroom dwellings permitted in Shropshire. 2. The number of older person specific dwellings permitted in Shropshire.
DP2	Self-Build and Custom Build Housing	1. The development management process. 2. All elements and scales of the development industry operating in Shropshire.	1. The number of individuals or groups on the Self-Build Register. 2. The number of self-build dwellings permitted in Shropshire.
DP3	Affordable Housing Provision	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP4	Affordable Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP5	Entry-Level Exception Housing	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP6	Single Plot Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.
DP7	Cross Subsidy Exception Schemes	1. Housing Supplementary Planning Document. 2. The development management process. 3. All elements and scales of the development industry operating in Shropshire.	1. Net additional affordable dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements. 2. Net additional affordable dwellings in the rural area.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
DP8	Gypsy and Traveller Accommodation	1. The development management process. 2. Direct provision and management by Shropshire Council of sites. 3. Work with Shropshire Council's gypsy liaison team. 4. Cross boundary working with adjoining local authorities.	1. Permissions for gypsy and traveller pitches. 2. Permissions for transit pitches. 3. Permissions for plots for travelling showpeople. 4. Numbers of unauthorised sites and encampments.
DP9	Managing and Supporting Town Centres	1. The development management process. 2. Shrewsbury Big Town Plan.	1. Permissions within the identified Town Centre Boundaries. 2. Monitoring information provided within the AMR.
DP10	Tourism, Culture and Leisure	1. The development management process.	1. The number of holiday use units (both permanent and non-permanent) permitted in Shropshire. 2. Monitoring information provided within the AMR.
DP11	Minimising Carbon Emissions	1. The development management process. 2. Shropshire Climate Change Strategy.	1. Monitoring information provided as part of Shropshire Climate Change Strategy. 2. Changes in estimated per capita emissions (tonnes) of carbon dioxide from 2020 baseline as given by Local Government Association (DECC) http://lginform.local.gov.uk/reports/lgastandard?mod-metric=53&mod-period=3&mod-area=E92000001&mod-group=AllInCountry_England 3. Changes in estimated carbon dioxide emissions per sector from 2020 baseline as given in the Shropshire National Atmospheric Emissions Inventory http://naei.defra.gov.uk/data/local-authority-co2-map 4. Changes in total installed capacity of renewable energy installations by type (kWh) from 2020 baseline as given in Sub-regional Feed In Tariffs Statistics www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics 5. Changes in Percentage share of total renewable energy generated by type from 2020 baseline as given in www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
			6. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP12	Conserving and Enhancing the Natural Environment	1. The development management process. 2. Natural England. 3. Habitat Regulations Assessment. 4. Local Nature Recovery Strategy.	1. Number of Biodiversity Gain Plans implemented annually. 2. Area of habitat created through Biodiversity Gain Plans annually. 3. Changes in number, area and condition of SSSIs Natural England website from 2020 baseline as given in SSSI reporting: https://designatedsites.naturalengland.org.uk/SearchCounty.aspx 4. Change in the extent of priority habitat and population of key indicator species from 2020 baseline as given by the National Biodiversity Network Gateway https://data.nbn.org.uk/ and Natural England Priority Habitat Inventory https://data.gov.uk/dataset/priority-habitat-inventory-england 5. Changes in the extent of ancient woodland and other woodlands from 2020 baseline as given in the Ancient Woodland Inventory www.magic.gov.uk/ and the National inventory of woodland and trees England www.forestry.gov.uk/fr/hcou-54pg9u 6. Changes in the ENV009 England Biodiversity Indicators from 2020 baseline www.gov.uk/government/statistics/england-biodiversity-indicators
DP13	Development in the River Clun Catchment	1. The development management process. 2. Natural England. 3. Habitat Regulations Assessment.	1. Number of permissions granted annually in the Clun Catchment which comply with the Habitat Regulations. 2. Number or permissions refused annually in the Clun Catchment due to non-compliance with the Habitat Regulations. 3. Number, area and condition of SSSIs Natural England website, SSSI reporting: https://designatedsites.naturalengland.org.uk/SearchCounty.aspx
DP14	Green Infrastructure	1. The development management process. 2. Shropshire Green Infrastructure Strategy. 3. Shropshire Environmental Network Guidance Note.	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP15	Open Space Provision	1. The development management process.	1. The quantum of open space provided within new development.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
DP16	Landscaping of New Development	1. The development management process.	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP17	Landscape and Visual Amenity	1. The development management process. 2. Shropshire Landscape and Visual Sensitivity Study 3. Shropshire Landscape Character Assessment	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria. 2. The number of Landscape and Visual Impact Assessments submitted as part of the development management process.
DP18	Pollution and Public Amenity	1. The development management process. 2. The regulatory regime for pollutant control. 3. Shropshire Contaminated Land Strategy.	1. Monitoring carried out as part of the regulatory regime for pollutants. 2. Changes in contaminant distribution in soil (arsenic, cadmium, copper, nickel and lead compared to 2020 baseline http://mapapps2.bgs.ac.uk/bccs/home.html 3. Change in annual average of NO ₂ in AQMA compared to 2020 baseline.
DP19	Water Resources and Water Quality	1. The development management process. 2. Environment Agency. 3. Water companies. 4. River Severn Basin Management Plan.	1. Change in percentage of water bodies affected by water management issues compared to 2020 baseline. 2. Changes in the status of groundwater and status of surface water compared to 2020 baseline as given in the National River Basin Management Plan Evidence and Data Report www.gov.uk/government/publications/river-basin-management-plans-national-evidence-and-data-report
DP20	Water Efficiency	1. The development management process. 2. Water companies. 3. Shropshire Water Cycle Study. 4. Water Industry National Environment Programme (WINEP).	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP21	Flood Risk	1. The development management process. 2. Environment Agency.	1. Number of planning applications granted contrary to Environment Agency objections on the grounds of flood risk as reported in the AMR.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
DP22	Sustainable Drainage Systems	1. The development management process. 2. Environment Agency. 3. Shropshire Council's Surface Water Management: Interim Guidance for Developers or Shropshire Council's SuDS Handbook. 4. Construction Industry Research and Information Association (CIRIA) SuDS Manual.	1. The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria.
DP23	Conserving and Enhancing the Historic Environment	1. The development management process. 2. English Heritage.	1. Number of heritage assets at risk compared with the 2019-20 baseline. 2. The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis.
DP24	Shropshire Hills AONB	1. The development management process. 2. The Shropshire Hills AONB Partnership.	1. Number of major planning applications permitted annually in the AONB. 2. Change in the condition of the AONB from 2019 baseline as given in The State of the AONB Report.
DP25	Infrastructure Provision	1. The development management process. 2. The Shropshire Implementation Plan and Place Plan process.	1. Progress against programmes and projects identified in the Shropshire Implementation Plan and Place Plans.
DP26	Strategic, Renewable and Low Carbon Infrastructure	1. Shropshire Implementation Plan and Place Plans. 2. The development management process.	1. Renewable energy planning database (government website). 2. Progress against programmes and projects identified in the Shropshire Implementation Plan and Place Plans.
DP27	Broadband and Mobile Communication Infrastructure	1. Connecting Shropshire programme. 2. The development management process.	1. Delivery of domestic and commercial charging places for electric vehicles. 2. Delivery of network infrastructure for settlements. 3. Delivery of fibre to premises for new development and retro-fitting programmes for existing neighbourhoods.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
DP28	Communications and Transport	1. Local Transport Plan and related action plans. 2. LTP Implementation Plan. 3. The development Management process. 4. Local Plan Implementation Plan & Place Plans.	1. Local Transport Plan (LTP) performance indicators. 2. Implementation of programmes and projects in the Implementation Plan. 3. North West Relief Road approval and construction schedule.
DP29	Mineral Safeguarding	1. The development management process.	1. The number of applications refused due to the impact on safeguarded mineral resources and infrastructure.
DP30	Sites for Sand and Gravel	1. The development management process.	1. The annual production of sand and gravel. 2. The available landbank for sand and gravel.
DP31	Managing Development and Operation of Mineral Sites	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions.
DP32	Waste Management Facilities	1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions.
DP33	Landfilling and Landraising	1. The development management process.	1. Available landfill capacity in Shropshire. 2. Proportion of planning consents which reference the Policy within Planning conditions.
Settlement Policies			
S1-S18	Settlement Policies by Place Plan Area	1. Where relevant, the masterplan processes. 2. The development management process: a. Granting planning permission for the development of the sites allocated for housing, employment, mixed-use and other development in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on appropriate	1. Progress preparing relevant masterplans. 2. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 5. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
		development sites which comply with the policies of this Local Plan. 3. All elements and scales of the development industry operating in Shropshire. 4. The Shropshire Implementation Plan and Place Plan process. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.
Strategic Settlement Policies			
S19	Clive Barracks, Tern Hill	1. The masterplan process. 2. The development management process. 3. The Shropshire Implementation Plan and Place Plan process. 4. All elements and scales of the development industry operating at Clive Barracks, Tern Hill. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at Clive Barracks, Tern Hill. 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at Clive Barracks, Tern Hill. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at Clive Barracks, Tern Hill. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.

Policy Ref	Policy Name	Delivery Mechanism(s)	Monitoring
S20	Former Ironbridge Power Station	1. The masterplan process. 2. The development management process. 3. The Shropshire Implementation Plan and Place Plan process. 4. All elements and scales of the development industry operating at the Former Ironbridge Power Station. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at the Former Ironbridge Power Station. 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at the Former Ironbridge Power Station. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at the Former Ironbridge Power Station. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire Implementation Plan and Place Plans.
Strategic Site Policy			
S21	RAF Cosford	1. The masterplan process. 2. The development management process. 3. Those parties operating from the RAF Cosford Strategic Site.	1. Progress preparing masterplans for the various components of the Strategic Site. 2. Planning applications for development at the RAF Cosford Strategic Site.

Appendix 5: Residential Development Guidelines and Residential Supply

A5.1. Schedule A5(i) summarises the residential development guidelines for the Strategic Centre, Principal Centres and Key Centres. It also identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified residential development guidelines.

A5.2. This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.

Schedule A5(i): Residential Guidelines and Residential Supply within the Strategic Centre, Principal Centre and Key Centres

Settlement	Type of Settlement	Residential Development Guideline	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance
				Sites with Planning Permission or Prior Approval (as at 31st March 2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2019)	Local Plan Allocations	
Albrighton	Key Centre	500	24	171	77	180	48
Bishops Castle	Key Centre	150	8	62	40	0	40
Bridgnorth	Principal Centre	1,800	52	38	500	1,050	160
Broseley	Key Centre	250	128	72	0	0	50
Church Stretton	Key Centre	200	17	62	0	0	121
Cleobury Mortimer	Key Centre	200	30	43	7	0	120
Craven Arms	Key Centre	500	33	48	325	0	94
Ellesmere	Key Centre	800	112	348	0	170	170
Highley	Key Centre	250	72	47	0	100	31
Ludlow	Principal Centre	1,000	106	802	0	10 ¹⁰	82
Market Drayton	Principal Centre	1,200	85	474	0	435	206
Much Wenlock	Key Centre	200	32	21	0	120	27
Oswestry	Principal Centre	1,900	312	116	1,127	240	105
Shifnal	Key Centre	1,500	605	573	0	230	92
Shrewsbury	Strategic Centre	8,625	1,743	3,019	798	2,560	505
Wem	Key Centre	600	129	72	100	210	89
Whitchurch	Principal Centre	1,600	260	748	60	450	82

¹⁰ Excluding LUD056 (90 dwellings) which has planning permission and as such is included within the Sites with planning permission or prior approval (as at 31st March 2019).

A5.3. Schedule A5(ii) summarises the residential development guidelines for the Community Hubs. It also identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified residential development guidelines.

A5.4. **This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.**

Schedule A5(ii): Residential Guidelines and Residential Supply within the Community Hubs

Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance
				Sites with Planning Permission or Prior Approval (as at 31st March 2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations	
Bucknell	Bishop's Castle	110	5	7	70	20	8
Chirbury	Bishop's Castle	45	0	0	30	14	1
Clun	Bishop's Castle	95	5	2	60	20	8
Worthen and Brockton	Bishop's Castle	55	2	4	0	45	4
Alveley	Bridgnorth	130	12	26	0	70	22
Ditton Priors	Bridgnorth	65	2	23	0	40	0
Dudleston Heath	Ellesmere	60	8	4	29	0	19
Burford	Ludlow	190	2	2	0	140	46
Clee Hill	Ludlow	75	27	25	0	20	3
Hinstock	Market Drayton	155	60	45	0	35	15
Hodnet	Market Drayton	105	2	52	0	40	11
Woore, Irelands Cross and Pipe Gate	Market Drayton	88	21	29	0	0	38
Minsterley	Minsterley and Pontesbury	155	67	49	14	20	5
Pontesbury	Minsterley and Pontesbury	175	25	108	0	40	2
Cressage	Much Wenlock	80	8	0	0	64	8
Gobowen	Oswestry	360	68	134	117	25	16
Kinnerley	Oswestry	60	7	32	0	0	21

Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Commitments			Windfall Allowance
				Sites with Planning Permission or Prior Approval (as at 31st March 2019)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations	
Knockin	Oswestry	55	0	25	0	25	5
Llanymynech	Oswestry	125	24	19	32	50	0
Pant	Oswestry	50	6	7	0	25	12
Ruyton XI Towns	Oswestry	125	8	18	0	65	34
St Martins	Oswestry	355	123	101	0	95	36
Trefonen	Oswestry	55	2	3	0	0	50
West Felton	Oswestry	130	39	25	0	60	6
Weston Rhyn	Oswestry	155	19	41	0	100	0
Whittington	Oswestry	200	23	6	86	70	15
Baschurch	Shrewsbury	360	135	130	0	55	40
Bayston Hill	Shrewsbury	200	27	12	0	147	14
Bicton	Shrewsbury	30	1	2	0	15	12
Bomere Heath	Shrewsbury	110	13	43	0	55	0
Cross Houses	Shrewsbury	90	18	63	0	0	9
Dorrington	Shrewsbury	150	33	16	30	0	71
Ford	Shrewsbury	125	3	36	0	75	11
Hanwood	Shrewsbury	50	1	30	0	0	19
Longden	Shrewsbury	50	20	3	0	0	27
Nesscliffe	Shrewsbury	115	11	91	0	0	13
Clive	Wem	40	0	2	0	20	18
Hadnall	Wem	125	54	19	0	40	12
Shawbury	Wem	150	59	23	0	80	0
Prees	Whitchurch	170	12	32	62	35	29

A5.5. Within the rural area beyond Community Hubs (including Community Clusters) 929 completions were achieved in total during 2016/17, 2017/18 and 2018/19; there were 2,078 dwellings committed on sites with Planning Permission or Prior Approval (as at 31st March 2019) and 62 dwellings committed on saved SAMDev Plan allocations without Planning Permission as at 31st March 2019.

A5.6. Schedule A5(iii) summarises the residential development guidelines for Strategic Settlements. **This information will be reviewed annually through the Five Year Housing Land Supply Statement and the Authority Monitoring Report.**

Schedule A5(iii): Residential Guidelines for Strategic Settlements

Strategic Settlement	Residential Development Guidelines	Expected Delivery During the Local Plan period
Clive Barracks, Tern Hill	750	550
Former Ironbridge Power Station	1,000	1,000

Appendix 6: Employment Development Guidelines and Employment Land Supply

A6.1. Schedule A6 summarises the employment land supply at 31 March 2019 by Place Plan Area. The supply identifies the currently available land in the Strategic Centre, Principal Centres and Key Centres and in all Community Hubs within each Place Plan Area, all Community Clusters within a Place Plan Area and in the wider Countryside within a Place Plan Area, where land has been made available through the planning process. It identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified employment development guidelines.

A6.2. This information will be reviewed annually through the Authority Monitoring Report.

Schedule A6: Employment Guidelines and Employment Supply

Schedule A6: Employment Guidelines and Employment Supply							
Place Plan Areas	Settlements	COMPLETED DEVELOPMENT 2016 - 2019	PORTFOLIO OF LAND & PREMISES 2019 - 2038				STRATEGIC LAND SUPPLY 2016 - 2038
			Existing Employment Areas	Committed Sites	Saved Allocations	New Allocations	
		HECTARES					
SHROPSHIRE		32.4	25.1	75.2	139.0	142.4	414
Oswestry Place Plan		3.6	1.8	5.8	39.0	-	50.2
	Oswestry	2.1	0.9	0.5	39.0	-	42.5
	Community Hubs	0.3	0.9	1.8	-	-	3.0
	Countryside	1.2	-	3.5	-	-	4.7
Ellesmere Place Plan		-	-	0.3	9.2	-	9.5
	Ellesmere (W)	-	-	0.3	9.2	-	9.5
Market Drayton Place Plan		12.4	3.0	14.8	12.0	6.0	48.2
	Market Drayton (W) (D)	4.6	-	12.6	12.0	-	29.2
	Community Hubs	-	3.0	0.0	-	-	3.0
	Countryside	7.8	-	2.2	-	-	10.0
	Tern Hill - Clive Barracks	-	-	0.0	0.0	6.0	6.0
Whitchurch Place Plan		1.2	11.1	5.2	19.5	-	37.0
	Whitchurch (W)	0.1	-	3.7	19.5	-	23.3
	Community Hubs	-	0.0	0.1	-	-	0.1

Place Plan Areas	Settlements	COMPLETED DEVELOPMENT 2016 - 2019	PORTFOLIO OF LAND & PREMISES 2019 - 2038				STRATEGIC LAND SUPPLY 2016 - 2038
			Existing Employment Areas	Committed Sites	Saved Allocations	New Allocations	
		HECTARES					
	Community Clusters	0.1	0.0	0.9	-	-	1.0
	Countryside	1.0	11.1	0.5	-	-	12.6
Wem Place Plan		0.4	4.3	3.3	4.0	-	11.9
	Wem (W)	0.3	1.2	2.7	4.0	-	8.2
	Community Hubs	0.1	0.0	0.4		-	0.4
	Countryside	-	3.1	0.3		-	3.3
Shrewsbury Place Plan		5.5	1.9	39.0	17.0	50.0	113.4
	Shrewsbury (W)	5.3	1.5	38.4	17.0	50.0	112.2
	Countryside	0.2	0.4	0.6		-	1.2
Minsterley & Pontesbury Place Plan		0.2	-	0.5	0.1	-	0.8
	Minsterley	-	-	0.5	0.1	-	0.6
	Pontesbury	-	-	-	0.0	-	0.0
	Countryside	0.2	-	0.0	-	-	0.2
Ludlow Place Plan		3.5	1.2	0.9	6.0	5.0	16.5
	Ludlow	0.4	0.4	0.9	6.0	5.0	12.7
	Community Hubs	2.8	0.8	-	-	-	3.6
	Countryside	0.3	-	-	-	-	0.3
Bishops Castle Place Plan		1.2	-	0.2	4.0	-	5.4
	Bishops Castle	1.0	-	0.2	2.6	-	3.8
	Community Hubs	0.2	-	-	1.4	-	1.6
Craven Arms Place Plan		0.0	-	1.1	14.0	-	15.1
	Craven Arms (W) (D)	0.0	-	0.3	14.0	-	14.3
	Community Clusters	0.0	-	0.8	0.0	-	0.8
Church Stretton Place Plan		0.6	0.1	0.2	1.3	-	2.2

Place Plan Areas	Settlements	COMPLETED DEVELOPMENT 2016 - 2019	PORTFOLIO OF LAND & PREMISES 2019 - 2038				STRATEGIC LAND SUPPLY 2016 - 2038
			Existing Employment Areas	Committed Sites	Saved Allocations	New Allocations	
		HECTARES					
	Church Stretton	0.1	-	0.0	1.3	-	1.4
	Countryside	0.5	0.1	0.2	-	-	0.8
Cleobury Mortimer Place Plan		0.1	-	0.1	0.8	-	1.0
	Cleobury Mortimer	0.1	-	0.1	0.5	-	0.7
	Countryside	0.0	-	0.1	0.3	-	0.4
Bridgnorth Place Plan		1.2	1.5	2.2	8.2	27.4	40.5
	Bridgnorth (W) (D)	0.4	1.3	0.3	8.2	27.4	37.7
	Community Hubs	-	0.2	0.0	-	-	0.2
	Countryside	0.8	-	1.9	-	-	2.7
Shifnal Place Plan		1.8	-	0.6	2.0	39.0	43.4
	Shifnal (W) (D)	0.2	-	0.3	2.0	39.0	41.5
	Countryside	1.6	-	0.3	-	-	1.9
Much Wenlock		0.8	0.2	0.0	0.6	6.0	7.6
	Much Wenlock	0.8	0.2		0.6	-	1.6
	Ironbridge Former Power Station	-	-	-	-	6.0	6.0
Broseley		-	-	-	1.3	-	1.3
	Broseley	-	-	-	1.3	-	1.3
Highley		-	-	1.0	-	-	1.0
	Highley	-	-	1.0	-	-	1.0
Albrighton		-	-	0.02	-	-	0.02
	Albrighton	-	-	0.02	-	-	0.02

(W) - Indicates sites preferred for Recycling and Environmental Industries

(D) - Indicates sites dedicated to single occupier

Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations

- A7.1. Schedule A7 sets out indicative timescales for the development of the Local Plan allocations. These forecasts are considered to represent cautious assumptions based on the best available information currently available. However, it is acknowledged that the delivery timescales for many of these allocations will change over the Local Plan period.
- A7.2. The schedule is split into five-year time periods, with short-term representing the five-year period from 2020/21 to 2024/25, medium-term representing the five-year period from 2025/26-2029/30 and long-term representing the remaining period of the Local Plan from 2030/31-2037/38. A category for beyond the Local Plan period is also included, where development of the site is expected to continue beyond the current Local Plan period.
- A7.3. It is not considered necessary to seek to phase the delivery of these allocations, although development on the larger sites (and particularly those for a mix of uses) within the Strategic, Principal and Key Centres and the development of the Strategic Settlements will need to be undertaken in a coordinated manner to ensure that they deliver sustainable, comprehensive, high-quality and complementary development which meets local needs. On such sites masterplanning exercises will be necessary to manage their development, where this is the case this is specifically identified within the development guidelines for the site allocation.
- A7.4. The forecasts of delivery timescales for Local Plan allocations directly informs the Residential and Employment Trajectories included within the Explanation to Policy SP2. These Trajectories illustrate how the housing and employment requirements are expected to be met over the Local Plan period, including forecast completions for each year. These Trajectories will be kept up to date and a revised version published each financial year within the Council's Authority Monitoring Report (AMR).

Schedule A7: Forecast of Delivery Timescales for Local Plan Allocations

<i>Site Allocation Reference</i>	<i>Site Allocation Name</i>	<i>Settlement</i>	<i>Place Plan</i>	<i>Residential Guideline</i>	<i>Employment Guideline</i>	<i>Short-Term (2020/21-2024/25)</i>	<i>Medium-Term (2025/26-2029/30)</i>	<i>Long Term (2030/31-2034/35)</i>	<i>Long Term (2035/36-2037/38)</i>	<i>Beyond the Plan Period (2038+)</i>
ALB017 & ALB021	Land north of Kingswood Road and Beamish Lane, Albrighton	Albrighton	Albrighton	180	N/A					
BKL008a	Land adjoining Redlake Meadow on B4367, Bucknell	Bucknell	Bishops Castle	20	N/A					
CHR001	Land between Orchard House and Crofton, Chirbury	Chirbury	Bishops Castle	7	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
CHR002	Land south of the A490, Chirbury	Chirbury	Bishops Castle	7	N/A					
CLU005	Land at Turnpike Meadow on B4368, Clun	Clun	Bishops Castle	20	N/A					
WBR007 & WBR008	Land at Bank Farm, Worthen	Worthen and Brockton	Bishops Castle	25	N/A					
WBR010	Land South of the B4386, Worthen	Worthen and Brockton	Bishops Castle	20	N/A					
BRD030	Tasley Garden Village, Bridgnorth	Bridgnorth	Bridgnorth	1,050	16ha					
P58a	Land north of Stanmore Industrial Estate	Bridgnorth	Bridgnorth	N/A	6.8ha					
STC002	Land adjacent Hickman Road, Stanmore Industrial Estate	Bridgnorth	Bridgnorth	N/A	4.6ha					
ALV006 & ALV007	Land north of Daddlebrook Road and west of A442, Alveley	Alveley	Bridgnorth	35	N/A					
ALV009	Land Adjacent to The Cleckars, Alveley	Alveley	Bridgnorth	35	N/A					
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	Ditton Priors	Bridgnorth	40	N/A					
ELL005 & ELL008 & ELL033	Land South of Oswestry Road, Ellesmere	Ellesmere	Ellesmere	170	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
HNN016	Land South of Oak Street, Highley	Highley	Highley	100	N/A					
LUD056	Former Coach Depot & Land at Fishmore Road, Ludlow	Ludlow	Ludlow	90	N/A					
LUD057	Former Depot, Riddings Road, Ludlow	Ludlow	Ludlow	10	N/A					
LUD052	Land south of The Sheet on A49, Ludlow	Ludlow	Ludlow	N/A	5ha					
BUR002	Land adjoining Lineage Farm on A456, Burford	Burford	Ludlow	40	N/A					
BUR004	Land adjoining Boraston Drive on A456, Burford	Burford	Ludlow	100	N/A					
CHK002	Land north of The Crescent, Clee Hill	Clee Hill	Ludlow	20	N/A					
MDR006	Land adjoining Adderley Road, Market Drayton	Market Drayton	Market Drayton	125	N/A					
MDR012	Land to the east of Maer Lane and north of the A53, Market Drayton	Market Drayton	Market Drayton	70	N/A					
MDR034	Land west of Maer Lane and north of the A53, Market Drayton	Market Drayton	Market Drayton	120	N/A					
MDR039 & MDR043	Land at Longford Turning, Market Drayton	Market Drayton	Market Drayton	120	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
HHH001 & HHH014	Land adjacent to the Primary School and The Grove, Hodnet	Hodnet	Market Drayton	40	N/A					
HKW009	Land at School Bank Road, Hinstock	Hinstock	Market Drayton	35	N/A					
MIN018	Land west of A488, Minsterley	Minsterley	Minsterley and Pontesbury	20	N/A					
PON008, PON017 & PON030	Land at Minsterley Road, Pontesbury	Pontesbury	Minsterley and Pontesbury	40	N/A					
MUW012VAR	Land adjoining the Primary School and Hunters Gate, Much Wenlock	Much Wenlock	Much Wenlock	120	N/A					
CES005	Land adjoining The Vicarage on A458, Cressage	Cressage	Much Wenlock	60	N/A					
CES006	The Eagles public house on A458, Cressage	Cressage	Much Wenlock	4	N/A					
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Land at Park Hall	Oswestry	Oswestry	240	N/A					
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	Gobowen	Oswestry	25	N/A					
KCK009	Land north of Church Lane, Knockin	Knockin	Oswestry	25	N/A					
LYH007	Land East of Barley Meadows, Llanymynech	Llanymynech	Oswestry	50	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
PYC021	Land east of A483, Pant	Pant	Oswestry	25	N/A					
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	Ruyton XI Towns	Oswestry	65	N/A					
SMH031	Land east of Moors Bank, St Martins	St Martins	Oswestry	60	N/A					
SMH038	Former Ifton Heath Primary School, St Martins	St Martins	Oswestry	35	N/A					
WEF025	Land at West Felton	West Felton	Oswestry	60	N/A					
WHN024	Land off Donnett Close, Whittington	Whittington	Oswestry	70	N/A					
WRP001VAR	Land west of Trehowell Lane, Weston Rhyn	Weston Rhyn	Oswestry	60	N/A					
WRP017	Land off Station Road, Weston Rhyn	Weston Rhyn	Oswestry	40	N/A					
SHF013	Land adjoining Meadow Drive, Shifnal	Shifnal	Shifnal	65	N/A					
SHF015 & SHF029	Land adjoining Beech House between A464 and Park Lane, Shifnal	Shifnal	Shifnal	65	N/A					
SHF022 & SHF023 (part)	Land between Windmill View and The Monument on A464, Shifnal	Shifnal	Shifnal	100	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
SHF018b & SHF018d	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	Shifnal	Shifnal	N/A	39					
SHR054a	Land south of Sundorne Road, Shrewsbury	Shrewsbury	Shrewsbury	60	N/A					
SHR057 & SHR177	Land North of Mytton Oak Road, Shrewsbury	Shrewsbury	Shrewsbury	400	N/A					
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Shrewsbury	Shrewsbury	1,500	5ha					
SHR145	Land south of Meole Brace Retail Park, Shrewsbury	Shrewsbury	Shrewsbury	150	N/A					
SHR173	Land west of Ellesmere Road, Shrewsbury	Shrewsbury	Shrewsbury	450	N/A					
SHR166	Land to the west of the A49, Shrewsbury	Shrewsbury	Shrewsbury	N/A	45ha					
BAY039	Land off Lyth Hill Road, Bayston Hill	Bayston Hill	Shrewsbury	100	N/A					
BAY050	Former Oaklands School Site, Bayston Hill	Bayston Hill	Shrewsbury	47	N/A					
BIT022	Land East of Villa Farm, Bicton	Bicton	Shrewsbury	15	N/A					
BNP024	Land west of Shrewsbury Road, Baschurch	Baschurch	Shrewsbury	35	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
BNP035	Land east of Prescott Fields, Baschurch	Baschurch	Shrewsbury	20	N/A					
BOM019	Land West of Shrewsbury Road, Bomere Heath - Phase 1	Bomere Heath	Shrewsbury	40	N/A					
BOM020	Land West of Shrewsbury Road, Bomere Heath - Phase 2	Bomere Heath	Shrewsbury	15	N/A					
FRD011	Land adjoining But Lane on A458, Ford	Ford	Shrewsbury	75	N/A					
WEM010	Land off Pyms Road, Wem	Wem	Wem	120	N/A					
WEM025	Land off Trentham Road, Wem	Wem	Wem	30	N/A					
WEM033	Land off Whitchurch Road, Wem	Wem	Wem	60	N/A					
CLV012	Land at Flemley Park Farm, High Street, Clive	Clive	Wem	5	N/A					
CLV018	Land adjacent to The Bungalow, Clive	Clive	Wem	15	N/A					
HDL006	Land south of Wedgefields Close, Hadnall	Hadnall	Wem	40	N/A					
SHA019	Land between the A53 and Poynton Road, Shawbury	Shawbury	Wem	80	N/A					

Site Allocation Reference	Site Allocation Name	Settlement	Place Plan	Residential Guideline	Employment Guideline	Short-Term (2020/21-2024/25)	Medium-Term (2025/26-2029/30)	Long Term (2030/31-2034/35)	Long Term (2035/36-2037/38)	Beyond the Plan Period (2038+)
WHT014	Land at Liverpool Road, Whitchurch	Whitchurch	Whitchurch	70	N/A					
WHT037 & WHT044	Land North of Chester Road, Whitchurch	Whitchurch	Whitchurch	200	N/A					
WHT042	Land North of Waymills, Whitchurch	Whitchurch	Whitchurch	180	N/A					
PPW025	Land North of Tudor House, Prees	Prees	Whitchurch	35	N/A					
Clive Barracks, Tern Hill			Strategic Settlement	750	6ha					
Former Ironbridge Power Station			Strategic Settlement	1,000	6ha					
RAF Cosford			Strategic Site	N/A	N/A					