

Shropshire Council

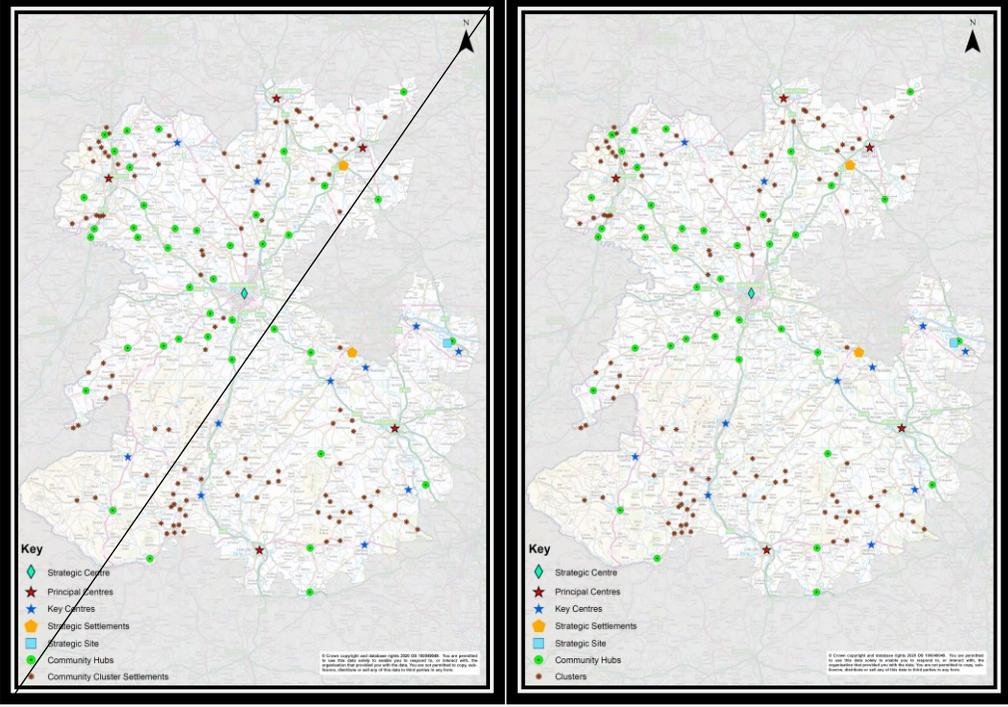
Draft Shropshire Local Plan 2016 - 2038

Updated Schedule of Proposed Minor (Additional) Modifications

April 2022

Shropshire Council – Draft Shropshire Local Plan 2016-2038: Updated Schedule of Proposed Minor (Additional) Modifications

Modification Reference	Page Number	Policy / Paragraph	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u>	Reasons for Modification	Source(s) of Modification (Including Representation Number if Applicable)
MiM001	Cover	N/A	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038	Clarification	Shropshire Council
MiM002	Cover	N/A	December 2020	Clarification – updated as appropriate	Shropshire Council
MiM003	All Footers	N/A	Regulation 19: Pre-Submission Draft of the Shropshire Local Plan	Clarification	Shropshire Council
MiM004	Page 5	Contents	Appendix 6: Employment Development Guidelines and Employment Land Supply349	Clarification	Shropshire Council A0410
MiM005	Page 7	Introduction Paragraph 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 undesignated heritage assets (c 35,000) recorded on the Historic Environment Record.	Correction	Shropshire Council A0348
MiM006	Page 9	Introduction Paragraph 2.24	2.24. Every comment made as part of the Regulation 18 stages undertaken have been was considered in arriving at the Council’s Regulation 19: Pre-Submission Draft of the Shropshire Local Plan.	Clarification	Shropshire Council
MiM007	Pages 9 and 10	Introduction Paragraph 2.25	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.	Clarification	Shropshire Council
MiM008	Page 10	Introduction Paragraph 2.26	2.26. The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is supported by a Sustainability Appraisal and Habitat Regulation Assessment.	Clarification	Shropshire Council

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MiM009	Page 20	Policy SP2 Explanation Figure SP2.1: Map of Shropshire		Correction Update to Figure to ensure consistency with the wider Policy and Proposals Map	Shropshire Council
MiM012	Page 26	Policy SP5 Paragraph 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 <u>and guidance</u> and the design principles set out in the West Midlands Design Charter.	Clarification	Shropshire Council A0608
MiM013	Page 27	Policy SP5 Explanation Paragraph 3.38	Community-led plans (<u>including Neighbourhood Plans, Town/Parish Plans and Village Design Statements</u>) can also provide information on locally distinctive design factors, which should be considered in the context of this Policy.	Clarification	Shropshire Council A0627, A0122 and A0488

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MiM014	Pages 29 and 30	Policy SP6 Paragraphs 6, 7, 4, 5, 6 7, 8, 9 and 10.	<p>64. Consider the ‘10 principles of active design’ set out in Sport England and Public Health England’s Active Design guidance.</p> <p>75. 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.</p> <p>46. 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:</p> <ul style="list-style-type: none"> 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. <p>57. 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:</p> <ul style="list-style-type: none"> 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. 	Correction to paragraph numbering	Shropshire Council

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			<p>68. Ensure the health and well-being both of individuals and the community as a whole through:</p> <ul style="list-style-type: none"> 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. <p>79. Ensure access to healthy food by:</p> <ul style="list-style-type: none"> 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). <p>810. Protect against exposure to pollution in line with policy DP18 by:</p> <ul style="list-style-type: none"> 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. <p>911. 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.</p> <p>4012. Where it involves major development proposals, be accompanied by a proportionate Health Impact Assessment detailing how they respond to the</p>		

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			above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary.		
MiM017	Pages 48 and 49	Policy SP11 Paragraph 7	RAF Cosford is a strategic site inset within the Green Belt to facilitate military <u>defence</u> 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.	Clarification	Shropshire Council A0600
MiM018	Page 53	Policy SP12 Paragraph 3 (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 Polices <u>Policies</u> of the Local Plan.	Correction	Shropshire Council
MiM021	Page 57	Policy SP13 Paragraph 5 (a)	Windfall Class B employment development on other sites will be supported, where the proposal is: a. Economic growth objectives of Policy SP12 (Economic Growth Strategy) ;	Correction	Shropshire Council
MiM023	Page 58	Policy SP13 Paragraph 6 (g)	For major employment development including large scale inward investment for a-known 'end users' or occupiers, that satisfies the objectives of Policy SP14	Correction	Shropshire Council
MiM025	Page 59	Policy SP13 Explanation Paragraph 3.124	This policy identifies those land uses which are taken to be 'employment generating uses' based on the changes <u>in 2020</u> to the Use Classes Order 1987 (as amended).	Clarification	Shropshire Council
MiM027	Page 60	Policy SP13 Explanation Paragraph 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.	Correction	Shropshire Council
MiM028	Page 60	Policy SP13 Explanation Paragraph 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; <u>and</u> environmental qualities.	Correction	Shropshire Council

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MiM029	Page 61	Policy SP13 Explanation Paragraph 3.137	This approach will be based on the employment generating uses identified in this policy reflecting the changes in <u>2020 to</u> the Use Classes Order 1987 (as amended).	Clarification	Shropshire Council
MiM032	Page 65	Policy SP14 Explanation Paragraph 3.142 (e)	A49 corridor supporting Shropshire's 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:	Correction	Shropshire Council
MiM033	Page 65	Policy SP14 Explanation Paragraph 3.143	<u>The</u> Shropshire Economic Growth Strategy seeks to promote a 'step change' in the capacity and productivity of the local economy.	Correction	Shropshire Council
MiM034	Page 65	Policy SP14 Explanation Paragraph 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 <u>in accordance with relevant policies including</u> 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	Clarification	Shropshire Council
MiM035	Page 65	Policy SP14 Explanation Paragraph 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 s S ettlements in these 'strategic corridors' are the primary focus for development and infrastructure investment for economic growth.	Correction	Shropshire Council

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MiM036	Page 66	Policy SP14 Explanation Paragraph 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 <u>opportunities</u> that cannot reasonably access sequentially preferable sites for reasons including the location, scale, availability and accessibility of those alternative sites.	Correction	Shropshire Council
MiM037	Page 68	Policy SP16 Paragraph 1	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 SP165.1. 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;	Correction	Shropshire Council A0677
MiM039	Page 68	Policy SP16 Explanation Paragraph 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 SP163.1. 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.	Correction	Shropshire Council A0677
MiM041	Page 70	Policy SP16 Explanation Paragraph 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	Clarification	Shropshire Council A0677

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			Requirement for sand and gravel, based on the average of the last 3 years production plus a growth allowance of 20% <u>(Further information is provided in paragraph 17 of the Minerals Technical Background Document)</u> .		
MiM042	Page 88	Policy DP4 Explanation Paragraph 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 <u>general</u> expectation that exception sites <u>in Shropshire</u> 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).	Clarification	Shropshire Council A0627
MiM043	Page 98	Policy DP9 Paragraph 6 (c)	c. There is presumption in favour of retail (A1) <u>(E(a))</u> uses within the Primary Shopping Area in Shrewsbury;	Correction to ensure consistency with updated Use Classes from Sept 2020	Shropshire Council A0036
MiM047	Page 112	Policy DP13 Explanation Paragraph 4.137 (d)	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 <u>SAC</u> into favourable condition. The key question would be whether, in fact, there is actually a limited pool of measures in the relevant circumstances;	Clarification	Shropshire Council A0349
MiM056	Page 127	Policy DP19 Paragraph 2	Development proposals in a groundwater Source Protection Zones (SPZ) must show how they have:	Correction	Shropshire Council
MiM061	Page 133	Policy DP21 Explanation	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	Clarification	Shropshire Council A0347

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		Paragraph 4.193	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 <u>follow the guidance in the Flood and Coastal Erosion section of the NPPG and</u> provide an evidence base for the Council to determine which option is the safest for that particular proposal.		
MiM062	Page 133	Policy DP21 Explanation Paragraph 4.194	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: <u>which are regularly updated.</u> 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- <u>and any updates from the Environment Agency.</u>	Clarification	Shropshire Council A0347
MiM065	Page 136	Policy DP23 Explanation Paragraph 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.	Clarification	Shropshire Council A0348
MiM066	Page 139	Policy DP24 Paragraph 3	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 <u>and DP23.</u> These measures	Clarification	Shropshire Council A0348

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			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.		
MiM067	Page 142	Policy DP25 Explanation Paragraph 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, <u>emergency service facilities</u> , 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.	Clarification	Shropshire Council A0113
MiM072	Page 145	Policy DP26 Explanation Paragraph 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 y as existing strategic infrastructure	Correction	Shropshire Council
MiM074	Page 147	Policy DP27 Paragraph 1	Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, <u>service delivery, social inclusion, community safety and individual health, well-being and quality of life.</u>	Clarification	Shropshire Council
MiM075	Page 147	Policy DP27 Paragraph 3 (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 <u>or</u>	Correction	Shropshire Council
MiM076	Page 148	Policy DP27 Explanation Paragraph 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, communities <u>and individuals</u> . The intention is	Clarification	Shropshire Council

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			to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers, <u>service providers</u> and residents, supports how they choose to work, <u>operate</u> and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.		
MiM077	Page 148	Policy DP27 Explanation Paragraph 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 connections <u>access</u> to electronic communication; network connections.	Correction	Shropshire Council
MiM078	Page 148	Policy DP27 Explanation Paragraph 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, communities <u>and individuals</u> to contribute towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.	Correction	Shropshire Council
MiM081	Page 150	Policy DP28 Paragraph 3 (c)	c. Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes to that provide accessible, affordable and responsive transport choices;	Clarification	Shropshire Council
MiM082	Page 151	Policy DP28 Explanation Paragraph 4.248	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 to provide access to new technologies that 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 <u>new</u> travel and transport technologies. <u>This may also</u> to bring forward greater consumer <u>choice</u> choices in sustainable	Clarification	Shropshire Council

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			travel and transport services similar to the expanding markets in communications and entertainment services.		
MiM083	Page 151	Policy DP28 Explanation Paragraph 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 <u>especially</u> for the very young and the very old) or cycling wherever possible before using public transport or ‘shared’ vehicles and before using private vehicles.	Clarification	Shropshire Council
MiM084	Page 151	Policy DP28 Explanation Paragraph 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 <u>Sustainable</u> Transport. <u>This and</u> 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.	Clarification	Shropshire Council
MiM085	Page 151	Policy DP28 Explanation Paragraph 4.253	Local travel options play an essential role in influencing travel behaviour including footways, cycleways (including <u>the</u> 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.	Correction	Shropshire Council
MiM086	Page 152	Policy DP28 Explanation Paragraph 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 <u>the importance of</u> public transport networks and service improvements and seeks to <u>support</u> support less accessible communities.	Clarification	Shropshire Council

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MiM089	Page 162	Policy DP32 Explanation Paragraph 4.280	Where a P planning applications for waste management activities <u>would also require an environmental permit from the Environment Agency, the Environment Agency encourages pre-application discussions and Shropshire Council encourage twin tracking of the environmental permit and planning applications. These applications</u> 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.	Clarification	Shropshire Council A0347
MiM093	Page 171	Policy S2.1 Paragraph 2	1. 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 <u>also</u> be also required to remove any adverse effect from increased recreational pressures s , arising from development in Bishop’s Castle, on the integrity of the Stiperstones and Hollies SAC in accordance with Polices DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Correction	Shropshire Council
MiM094	Page 171	Policy S2.1 Paragraph 4	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 <u>with relevant policies of this Local Plan and</u> the Bishops Castle Neighbourhood Plan and relevant policies of this Local Plan.	Correction	Shropshire Council

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MiM095	Page 172	Policy S2.1 Explanation Paragraph 5.25	Bishop’s Castle is located within the catchment of the the <u>River Clun</u> . 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 the <u>River Clun</u> 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.	Correction	Shropshire Council
MiM097	Page 174	Policy S2.2 Schedule S2.2(i) Site BKL008a 2 nd paragraph	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 <u>Highway</u> drainage to <u>should</u> help address surface water flooding, provision of a footway along the site frontage with an appropriate road crossing to <u>should</u> link to the wider pedestrian network and bus stop to the north, repositioning <u>ing</u> the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell.	Clarification	Shropshire Council
MiM098	Page 175	Policy S2.2 Schedule S2.2(i) Site CHR002 3 rd paragraph	A continuous footway should be provided along site sites <u>the</u> road frontage <u>to the site</u> and into the village.	Clarification	Shropshire Council
MiM099	Page 176	Policy S2.2 Schedule S2.2(i) Site WBR007 & WBR008 6 th paragraph	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 <u>Network</u> . Flood and water management measures must not displace water elsewhere.	Correction	Shropshire Council
MiM100	Page 176	Policy S2.2 Schedule S2.2(i)	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 <u>footway</u> north of the road.	Clarification	Shropshire Council

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		Site WBR010 2 nd paragraph			
MiM101	Page 178	Policy S2.4 Explanation Paragraph 5.34	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.	Correction	Shropshire Council
MiM102	Page 178	Policy S2.4 Explanation Paragraph 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 <u>and with the main line to Manchester, Birmingham and Cardiff at Craven Arms and, via Knighton in Powys with stations to Swansea</u> the principal station at Knighton.	Clarification	Shropshire Council A0521
MiM103	Page 178	Policy S2.4 Explanation Paragraph 5.36	The provision of land for development in Bucknell is affected by the centre, <u>north</u> 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.	Clarification	Shropshire Council A0521
MiM104	Page 179	Policy S2.4 Explanation Paragraph 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. <u>The village community has expressed its support for the proposal to clear and redevelop site BUCK001 as a gateway addition to the village, melding into the topography of the site and avoiding any impacts on the AONB.</u> Although development has been delayed at BUCK001 to protect the Special Area for Conservation in the River Clun, from	Clarification	Shropshire Council A0521

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			rising phosphate levels, there is a need to continue to support the sustainable growth of Bucknell.		
MiM105	Page 179	Policy S2.4 Explanation Paragraph 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 <u>onto site BKL008a into the countryside</u> to the east into the countryside away from the AONB and Conservation Area <u>and developing this site to the south of the B4367 away from the AONB</u> . 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.	Clarification	Shropshire Council A0521
MiM106	Page 179	Policy S2.4 Explanation Paragraph 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 <u>the</u> sustainable growth of Clun.	Correction	Shropshire Council
MiM107	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 2 nd paragraph	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 <u>granting</u> any planning application for development of the site.	Clarification	Shropshire Council A0609
MiM112	Page 187	Policy S3.1 Explanation Paragraph 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 <u>7</u> of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.	Correction	Shropshire Council
MiM113	Page 196	Policy S5.1 Paragraph 2	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	Correction	Shropshire Council

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			dwellings and around 2 hectares of employment development. New housing and employment development will respond to local needs.		
MiM114	Page 202	Policy S7.4 Paragraph 2	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 <u>to</u> attract new businesses into the town. Development of saved allocations will be in accordance with the <u>development</u> guidelines and the site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council
MiM115	Page 202	Policy S7.4 Paragraph 3	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 <u>end of Watling Street</u> are two sites located at Greenfield Road (CRAV003 and CRAV009). To the south <u>end of Watling Street</u> 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.	Clarification	Shropshire Council
MiM116	Page 203	Policy S7.1 Explanation Paragraph 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. <u>This is expected to expand through</u> 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, <u>further product lines</u> , car parking and facilities for employees and visitors and <u>with</u> appropriate bio-security measures.	Clarification	Shropshire Council

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MiM117	Page 203	Policy S7.1 Explanation Paragraph 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 <u>employment</u> developments on Long Lane (north) and also to <u>the proposed residential developments on</u> Watling Street (west) to improve communications in the town.	Clarification	Shropshire Council
MiM118	Page 204	Policy S7.3 Paragraph 2	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 <u>with</u> Community Cluster Policy SP9 and other relevant policies of this Local Plan.	Correction	Shropshire Council
MiM119	Page 205	Policy S7.4 Explanation Paragraph 5.111	Re-number existing paragraph 5.444 to <u>5.112</u> and amend to read: The rest of the <u>Craven Arms</u> 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.	Correction	Shropshire Council
MiM123	Page 214	Policy S10.1 Paragraph 3	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 <u>development</u> . 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.	Correction	Shropshire Council
MiM124	Page 214	Policy S10.1 Paragraph 4	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	Correction	Shropshire Council

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			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 sites , where it is this is consistent with relevant policies of this Local Plan.		
MiM125	Page 214	Policy S10.1 Paragraph 5	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 in Ludlow are safeguarded for employment use in accordance with Policy SP13 of this Local Plan.	Correction	Shropshire Council
MiM130	Page 218	Policy S10.1 Explanation Paragraph 5.139	Key infrastructure issues in Ludlow comprise: W 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.	Correction	Shropshire Council
MiM132	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR004 5 th paragraph	Open space to the north west will contain an area of potential ground contamination requiring further investigation (north-west) , this area will provide amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor.	Correction to remove repeat and clarification of text	Shropshire Council
MiM133	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 8 th paragraph	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 A456 with improvements, highway drainage and re-positioning of 30mph speed restriction to the east, with traffic calming measures.	Correction	Shropshire Council
MiM136	Page 222	Policy S10.4 Explanation Paragraph 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	Clarification	Shropshire Council

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			Teme Bridge crossing of the River Teme (SSSI), into Tenbury Wells (Worcestershire) <u>and linking to the town of Leominster (Herefordshire).</u>		
MiM137	Page 222	Policy S10.4 Explanation Paragraph 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 <u>initially</u> reluctant to make available any new allocated sites in the Local Plan.	Clarification	Shropshire Council
MiM138	Page 223	Policy S10.4 Explanation Paragraph 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 <u>and DP24</u> . 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.	Correction	Shropshire Council
MiM139	Page 223	Policy S10.4 Explanation Paragraph 5.146	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 <u>Clee Hill's</u> Dudleston Heath's residential development guideline. Appendix 7 of the Local	Correction	Shropshire Council

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			Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations in Community Hubs.		
MiM141	Page 225	Policy S11.1 Paragraph 4	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.	Correction to remove double ..	Shropshire Council
MiM144	Page 229	Policy S11.1 Explanation Paragraph 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 <u>may be</u> 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.	Clarification and Correction to reflect the accurate name of the organisation	Shropshire Council A0402
MiM145	Page 231	Policy S11.2 Schedule S11.2(i) Site HHH001 & HHH014 3 rd paragraph	Site design and layout will be of a high quality, incorporate well designed landscape and amenity space, 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. <u>Such recommendations may include good quality timber joinery</u>	Clarification	Shropshire Council A0348

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			<u>detailing and a palate of materials informed by, and in keeping with, the local vernacular.</u>		
MiM149	Page 245	Policy S14.1 Explanation Paragraph 5.193	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. <u>The need for a comprehensive approach to the development of the Park Hall allocations, across the different land parcels and ownerships, will ensure that appropriate vehicular and pedestrian access links are made between each land parcel and identify appropriate phasing, and that appropriate flood alleviation schemes are developed from the outset and not in a piecemeal manner.</u>	Clarification	Shropshire Council
MiM151	Page 246	Policy S14.2 Paragraph 2	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.	Correction of policy name.	Shropshire Council
MiM159	Page 254	Policy S15.1 Paragraph 1	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 <u>other</u> developments 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.	Clarification	Shropshire Council

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MiM162	Page 256	Policy S15.1 Schedule S15.1(i) Site SHF013 8 th paragraph	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 be 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.	Correction	Shropshire Council
MiM163	Page 257	Policy S15.1 Schedule S15.1(i) Site SHF015 & SHF029 3 rd paragraph	Highway junction to be situated at northern point on A454 <u>A464</u> 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.	Correction	Shropshire Council
MiM167	Page 259 - 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023	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 n <u>Network</u> . Flood and water management measures must not displace water elsewhere particularly from one site into the other.	Correction	Shropshire Council
MiM168	Page 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 12 th paragraph	Site SHF023 to provide a stronger <u>boundary</u> to the urban area of Shifnal to properly define the Green Belt boundary.	Correction	Shropshire Council
MiM171	Page 261	Policy S15.1 Schedule S15.1(ii) Site	Sites SHF 0 18b and SHF 0 18d 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	Correction	Shropshire Council

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		SHF018b & SHF018d 9 th paragraph	site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development.		
MiM173	Page 262	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 15 th paragraph	These areas will form part of the Green Infrastructure a Network . The SuDS infrastructure t 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.	Correction	Shropshire Council
MiM174	Page 262	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 18 th paragraph	Historic field patterns and hedgerows will be retained within the Green Infrastructure a 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.	Correction	Shropshire Council
MiM191	Page 296	Policy S18.1 Schedule S18.1(i) Site WHT037 & WHT044 2 nd paragraph	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.	Correction	Shropshire Council
MiM197	Page 307	Policy S21 Paragraph 2	2. The strategic site consists of around 224ha <u>214ha</u> 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.	Correction of site area.	Shropshire Council
MiM200	Page 309	Policy S21 Explanation	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	Correction	Shropshire Council

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		Paragraph 7.11	RAF history, whilst also representing a nationally significant visitor attraction. The RAF Museum Cosford also hosts the ever popular Cosford Air Show, <u>supported by the RAF Museum</u> . The RAF Museum Cosford have announced ambitious plans for a £40 million investment programme over 10 years to intensify and expand the museum site.						A0600		
MiM201	Page 310	Policy S21 Explanation Paragraph 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.					Correction – removal of part sentence.	Shropshire Council A0600		
MiM202	Page 347	Appendix 5 Schedule A5(ii) Clive Community Hub					Total Residential Commitments			Correction of figures to ensure consistency with Policy S17.2	Shropshire Council
			Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations		
			Clive	Wem	4030	0	2	0	20	488	
MiM203	Page 347	Appendix 5 Schedule A5(ii) Nesscliffe Community Hub					Total Residential Commitments			Correction of completions / windfall allowance for Nesscliffe Community Hub	Shropshire Council
			Settlement	Place Plan Area	Residential Development Guidelines	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Total Residential Completions (2016/17, 2017/18 and 2018/19)	Saved SAMDev Plan Allocations without Planning Permission (as at 31st March 2018)	Local Plan Allocations		
			Nesscliffe	Shrewsbury	115	11	9488	0	0	4316	

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MiM205	Page 348	Appendix 6 Heading	Appendix 6: Employment Development Guidelines and Employment Land Supply	Clarification	Shropshire Council A0410
MiM206	Page 242	Policy S13.4 Explanation Paragraph 5.184	Cressage is the only Community Hub in the Much Wenlock Place Plan Area and has changed its <u>previous</u> status from being a 'Countryside' settlement since 2015	Clarification	Shropshire Council
MiM207	Page 130	Policy DP21: Flood Risk, Para 2b	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);	Correction (adding an end bracket)	Shropshire Council
MiM209	Page 3115	Appendix 2 Paragraph A2.3	Where a SAMDev Plan allocation is ' <u>deleted</u> ' 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 <u>21</u> or there is evidence demonstrating that the site is not and will <u>not</u> during the Local Plan period become deliverable.	Clarification - the list of proposed 'saved' site allocations is updated to reflect build out between the 31st March 2019 and 31 st March 2021.	Shropshire Council
MiM210	Pages 316-323	Appendix 2 Schedule A2	<i>See following sub-schedule.</i>	Clarification - the list of proposed 'saved' site allocations is updated to reflect build out between the 31st March	Shropshire Council

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				2019 and 31 st March 2021.	
MiM211	Pages 316-323	Appendix 2 Schedule A2	<i>See following sub-schedule.</i>	Clarification - for clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided.	Shropshire Council
MiM212	Various	2.Introduction para 2.18, SP12 para 3e, S2.1 para 2, S2.2 para 6, S2.3 para 5, S8.1 para 7, S8.1 para 5.117, S8.2 para 5, S8.3 para 4, S8.4 para 5.118,	Policies <u>Policies</u>	Correction	Shropshire Council

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		S12.1 para 6, S14.2 para 6 (twice), S14.3 para 6, S16.2 para 6 (three times), S17.1 para 5, S17.3 para 4, S18.1 para 5, S18.2 para 2, S18.2 para 5, S18.3 para 4.			
MiM213	Page 315	Appendix 1 (caption after Schedule A1)	Please Note: Within the SAMDev Plan the S (settlement) Policies consist of a series of sub-policies sub-policies and associated schedules. These are dealt with together within the above table.	Correction	Shropshire Council
MiM214	Various	S1.1(i) Site ALB017 & ALB021 para 2, S8.1(i) Site ELL005 & ELL008 & ELL033 para 3, S10.1(i) Site LUD056 para 2, S10.1(ii) Site LUD052 para 3,	Highways England <u>National Highways</u>	Correction	Shropshire Council

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		S10.1(ii) Site LUD052 para 4, S10.2(i) Site BUR004 para 9, S14.1(i) Site PKH002 PKH011, PKH013 PKH029 PKH031 PKH032 para 2, S14.2(i) Site LYH007 para 1, S14.2(i) Site PYC021 para 1, S15.1(i) Site SHF013 para 4, S15.1(i) Site SHF015 & SHF029 para 7, S15.1(i) Site SHF022 & part SHF023) para 6,			

Modification Reference	Page Number	Policy / Paragraph	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u>	Reasons for Modification	Source(s) of Modification (Including Representation Number if Applicable)
		S15.1(ii) Site SHF018b & SHF018d para 8, S16.1(i) Site SHR054a para 1, S16.1(i) Site SHR057 & SHR177 para 3, S16.1(i) Site SHR060, SHR158, SHR161 para 9, S16.1(i) Site SHR145 para 1, S16.1(i) Site SHR173 para 6, S16.1(i) Site SHR166 para 3, S16.2(i) Site BAY039 para 1, S16.2(i) Site FRD011 para 3, S19 para 3f,			

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		S20 para 3g, S21 para 4f.																																							
MiM216	Page 359	Appendix 7 Schedule A7	<table border="1"> <thead> <tr> <th data-bbox="636 475 902 724">Site Allocation Reference Site Allocation Name Settlement</th> <th data-bbox="902 475 1032 724">Place Plan</th> <th data-bbox="1032 475 1189 724">Residential Guideline</th> <th data-bbox="1189 475 1301 724">Employment Guideline</th> <th data-bbox="1301 475 1375 724">Short-Term (2020/21 – 2024/25)</th> <th data-bbox="1375 475 1449 724">Medium-Term (2025/26 – 2029/30)</th> <th data-bbox="1449 475 1523 724">Long Term (2030/31 – 2034/35)</th> <th data-bbox="1523 475 1597 724">Long Term (2035/36 – 2039/38)</th> <th data-bbox="1597 475 1677 724">Beyond the Plan Period (2038+)</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 724 902 777">Clive Barracks, Tern Hill</td> <td data-bbox="902 724 1032 777">Strategic Settlement</td> <td data-bbox="1032 724 1189 777">750</td> <td data-bbox="1189 724 1301 777">6ha</td> <td data-bbox="1301 724 1375 777"></td> <td data-bbox="1375 724 1449 777"></td> <td data-bbox="1449 724 1523 777"></td> <td data-bbox="1523 724 1597 777"></td> <td data-bbox="1597 724 1677 777"></td> </tr> <tr> <td data-bbox="636 777 902 831">Clive Barracks, Tern Hill</td> <td data-bbox="902 777 1032 831">Strategic Settlement</td> <td data-bbox="1032 777 1189 831">750</td> <td data-bbox="1189 777 1301 831">6ha</td> <td data-bbox="1301 777 1375 831"></td> <td data-bbox="1375 777 1449 831"></td> <td data-bbox="1449 777 1523 831"></td> <td data-bbox="1523 777 1597 831"></td> <td data-bbox="1597 777 1677 831"></td> </tr> </tbody> </table>										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 – 2039/38)	Beyond the Plan Period (2038+)	Clive Barracks, Tern Hill	Strategic Settlement	750	6ha						Clive Barracks, Tern Hill	Strategic Settlement	750	6ha						Correction	Shropshire Council
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Sub-Schedule: Proposed Additional (Minor) Modifications MiM210 and MiM211:

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
MD5: Sites for Sand and Gravel Working	Wood Lane North Extension	Rural	Ellesmere	Mineral	Saved	<u>Development subject to: 1. The completion of a project-level Habitats Regulations Assessment (HRA) in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12; 2. The effects of the development on hydrogeology and hydrology will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures; 3. Further assessment and mitigation measures to adequately control adverse impacts on the natural environment including dust, sediment and pollution; 4. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks; 5. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits, particularly in relation to the nearby Colemere Ramsar Site; 6. further assessment and appropriate mitigation measures to address potential impacts on heritage assets since a there is a Scheduled monument and listed buildings within 700m; 7. further consultation and appropriate mitigation measures to reflect the fact that the site is within an airfield safeguarding zone to address the potential safety impact of any plant structures and bird strike issues;</u>	<u>N/A</u>
MD5: Sites for Sand and Gravel Working	Gonsal Extension	Rural	Shrewsbury	Mineral	Saved	<u>Development subject to: 1. the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements; 2. further assessment and appropriate mitigation measures to address potential impacts on residential amenity for properties along the site boundary and the edge of the village of Condoover which would be in the prevailing wind (dust and noise issues would require mitigation); 3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority</u>	<u>N/A</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
						<u>habitats and species and ecological networks; 4. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits; 5. further assessment and appropriate mitigation measures to address potential impacts on the setting of historic environment assets, including Condover Hall listed building and school (700m) and Condover registered park and garden (100m).</u>	
MD5: Sites for Sand and Gravel Working	Morville Extension	Rural	Bridgnorth	Mineral	Saved	<u>Development subject to: 1. further assessment and appropriate mitigation measures to address potential impacts on adjacent residential properties; 2. measures to control any potential cumulative impacts associated with concurrent or sequential mineral extraction operations served by the same highway access; 3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks; 4. a site restoration scheme which will be designed to deliver significant wildlife benefits.</u>	<u>N/A</u>
S1: Albrighton	Land at White Acres (ALB003)	Albrighton	Albrighton	Residential	Saved	<u>Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.</u>	<u>20 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S1: Albrighton	Land east of Shaw Lane (ALB002)	Albrighton	Albrighton	Residential	Saved	<u>The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought. Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children’s play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village. Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.</u>	<u>180 dwellings</u>
S2: Bishop’s Castle	Schoolhouse Lane East (BISH013)	Bishop’s Castle	Bishop’s Castle	Residential	Saved	<u>Subject to suitable and satisfactory vehicular access via the B4384, sensitive and careful landscaping to minimise the visual impact when viewed from the AONB and the retention of existing tree and hedge lines where possible.</u>	<u>40 dwellings</u>
S2: Bishop’s Castle	Land at Bishops Castle Business Park, Phase 2	Bishop’s Castle	Bishop’s Castle	Employment	Saved	<u>Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Bishop’s Castle Business Park which is reaching full capacity. Committed with detailed permission SS1989/01127 for Class B2 uses the land requires to be made readily available through the provision of highway accesses from Phase 1 and through the servicing of the land into development plots to be marketed to end users.</u>	<u>2.8 hectares of employment land</u>
S2: Bishop’s Castle	Timber Yard / Station Yard (BUCK001)	Bucknell	Bishop’s Castle	Residential	Saved	<u>Development to deliver a mixed use residential and employment development to provide: i) 70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop; ii) new employment units to accommodate existing / new businesses in the town possibly including existing timber yard enterprises.</u>	<u>70 dwellings</u>

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S2: Bishop's Castle	Land to the rear of Horseshoe Road (CHIR001)	Chirbury	Bishop's Castle	Residential	Saved	<u>The Parish Council prefer that development should be in at least two phases, be accessed suitably and appropriately from the A490 and that an area of open space, to act as a buffer to the existing properties on Horseshoe Road, is provided.</u>	<u>30 dwellings</u>
S2: Bishop's Castle	Land at Turnpike Meadow (CLUN002)	Clun	Bishop's Castle	Residential	Saved	<u>Development to deliver a minimum of 60 dwellings on a site area with the capacity to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development.</u>	<u>60+ dwellings</u>
S2: Bishop's Castle	South of Telephone Exchange (LYD007)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>8 dwellings</u>
S2: Bishop's Castle	North of Telephone Exchange (LYD008)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>5 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S2: Bishop's Castle	Former Garage (LYD009)	Lydbury North	Bishop's Castle	Residential	Saved	<u>Brownfield redevelopment opportunity on an under used and visually intrusive former garage site including an existing residential bungalow, which is expected to remain on the site. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate 2 new dwellings subject to dwelling type and size and the impacts of a covenant affecting part of the site.</u>	<u>2 dwellings</u>
S2: Bishop's Castle	Land adjacent to Church Close (LYD011)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.</u>	<u>4 dwellings</u>
S3: Bridgnorth	Land north of Wenlock Road, Tasley (BRID001/BRID020b)	Bridgnorth	Bridgnorth	Mixed-Use	Saved	<u>Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health & fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).</u>	<u>200 dwellings</u>
S3: Bridgnorth	Land north of Church Lane, Tasley (BRID020a)	Bridgnorth	Bridgnorth	Residential	Saved	<u>Residential development, subject to the provision of public open space that extends the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.</u>	<u>300 dwellings</u>
S3: Bridgnorth	Land at Tasley south of the A458 bypass (ELR011/a)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.</u>	<u>6.7 hectares of employment land (Net of landscaping)</u>

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	<u>Development Guidelines</u>	<u>Provision</u>
S3: Bridgnorth	Land at Tasley south of A458 at Tasley (ELR011/b)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.</u>	<u>6.6 hectares of employment land (Net of landscaping)</u>
S3: Bridgnorth	Land at Old Worcester Road (W039)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for employment uses with a presumption in favour of the development of recycling and environmental industries. A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site, with the objective of implementing appropriate surface water management measures to keep the affected areas in open use.</u>	<u>1.5 hectares of employment land</u>
S3: Bridgnorth	Land opposite 6 Station Road (DITT005)	Ditton Priors	Bridgnorth	Residential	Saved	<u>Development to be small scale and in keeping with the surrounding village character.</u>	<u>12 dwellings</u>
S3: Bridgnorth	Pheasant Inn (NEE001)	Neenton	Bridgnorth	Residential	Deleted		
S3: Bridgnorth	Morville Quarry Extension	Rural	Bridgnorth	Mineral	Saved	<u>Development is subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessment and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity.</u>	<u>20.8 (0.7 million tonnes)</u>
S4: Broseley	Land south of Avenue Road ELR017	Broseley	Broseley	Employment	Saved	<u>Site allocated for employment-related development: small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required and the layout and design must respect the character and significance of the Conservation Area.</u>	<u>1.3 hectares of employment land</u>
S5: Church Stretton	School Playing Fields (CSTR018)	Church Stretton	Church Stretton	Residential	Deleted		

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S5: Church Stretton	Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Church Stretton	Church Stretton	Residential	Saved	<u>Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary.</u>	<u>50 dwellings</u>
S5: Church Stretton	Springbank Farm (ELR078)	Church Stretton	Church Stretton	Employment	Saved	<u>Development of class B1 uses will be subject to satisfactory and appropriate vehicular access and ecological assessment. The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.</u>	<u>1.3 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Tenbury Road (CMO002)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved Deleted		
S6: Cleobury Mortimer	Land at New House Farm (CMO005)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.</u>	<u>7 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Cleobury Mortimer	Cleobury Mortimer	Employment	Saved	<u>Suitable for the full range of Class B1, B2, B8 employment uses. Development subject to appropriate access off Tenbury Road or via existing estate access and appropriate drainage scheme (part of site with planning permission 12/00782/OUT).</u>	<u>0.7 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Little Stocks Close (KLT001)	Kinlet	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off the B4194. To incorporate foot path connection to existing footpath on Little Stocks Close and sensitive design compatible with existing housing in the village. A 50/50 split of market/affordable housing is sought.</u>	<u>20 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to adjacent to Old Station Business Park (ELR071)	Rural	Cleobury Mortimer	Employment	Saved	<u>Sensitive growth of Class B1, B2, B8 employment uses at Old Station Business Park. Development subject to appropriate access. Should include compensatory screening.</u>	<u>0.3 hectares of employment land</u>
S7: Craven Arms	Land off Watling Street, Craven Arms (CRAV002)	Craven Arms	Craven Arms	Residential	Deleted		

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S7: Craven Arms	Land between Watling Street and Brook Road (CRAV003 & CRAV009)	Craven Arms	Craven Arms	Residential	Saved	<u>CRAV003 is the larger site with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 situated to the rear to provide up to a total of 235 dwellings. These combined sites require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The proposals should conserve the mature trees within the site. These two sites will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required to widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the junction with Long Lane.</u>	<u>235 dwellings</u>
S7: Craven Arms	Land off Watling Street (east) (CRAV004 & CRAV010)	Craven Arms	Craven Arms	Residential	Saved	<u>Site CRAV004 (35 dwellings) is in an elevated position and will require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The development of the adjoining site CRAV010 (25 dwellings) will replace the partially finished care home with dwellings to meet local needs. The archaeological significance of both sites must be investigated.</u>	<u>60 dwellings</u>
S7: Craven Arms	Land adjoining Clun Road / Sycamore Close (CRAV024)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation requires a suitable access from Clun Road with pedestrian and cycling access to the site and ideally linking with site CRAV004 and the adjoining residential development. This steeply sloping site must address surface water runoff to prevent discharge to the highway.</u>	<u>25 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S7: Craven Arms	Land at Newington Farmstead (CRAV030)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation will provide key worker accommodation tied to the new EQL abattoir on Newington Food Park to the north. Newington Farmstead and The Lodge (Grade II Listed) are expected to be served from the proposed new junction to the A49 with their existing accesses then being closed to vehicular traffic. Redevelopment and conversion of the farmstead must respect the architectural value of the buildings and conserve the setting of the listed Lodge. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required. Development of this land must also provide significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	<u>5 dwellings</u>
S7: Craven Arms	Land at Newington Farm (ELR053)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation dedicated solely for the development of a Class B2 abattoir and processing plant for Euro Quality Lambs (EQL). This is intended to create the Newington Food Park which will also include support services for the operation of the new abattoir and a strategic highway junction with the A49 trunk road constructed in conjunction with the development of site ELR055. This extensive strategic employment allocation requires appropriate schemes for design and materials, flood alleviation, drainage, tree and woodland protection and ecological, archaeological and landscape character mitigation recognising the situation of the site in relation to the strategic flood plain, the Grove parkland and the Area of Outstanding Natural Beauty.</u>	<u>8 hectares of employment land</u>
S7: Craven Arms	Land west of A49 (ELR055)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation for offices, industrial and warehousing (use classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 and to help address access issues around the Long Lane level crossing. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road. Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway</u>	<u>2.5 hectares of employment land</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
						<u>drainage and significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	
S7: Craven Arms	Land North of Long Lane	Craven Arms	Craven Arms	Employment	Saved	<u>Site committed for employment uses which is capable of accommodating the development of recycling and environmental industries</u>	<u>3.5 hectares of employment land</u>
S8: Ellesmere	Land South of Ellesmere (ELL003a)	Ellesmere	Ellesmere	Residential	Saved	<u>Development of site is subject to: appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved whilst retaining and enhancing existing ecological features.</u>	<u>250 dwellings</u>
S8: Ellesmere	Land off Grange Road (ELR075)	Ellesmere	Ellesmere	Employment	Saved	<u>Site has been re-allocated to support a key local employer which has a current detailed permission LN2003/00036 for a Class B2 expansion of their existing enterprise on 1.2 hectares of the site. The full extent of the allocated land at 3 hectares may be developed subject to evidence to show the developability of the additional 1.8 hectares of land over and above the current commitment. A specific Flood Risk Assessment is required to investigate the developable area of the site.</u>	<u>3 hectares of employment land</u>
S8: Ellesmere	Ellesmere Business Park, Phase 2 (ELR074)	Ellesmere	Ellesmere	Employment	Saved	<u>Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Ellesmere Business Park which is reaching full capacity. Committed with outline permission 12/01562/OUT for Class B1/B2/B8 uses the land requires to be made readily available through the provision of a highway access from Phase 1 and through the servicing of the land into development plots to be marketed to end users. Committed for employment uses the site is capable of accommodating the development of recycling and environmental industries.</u>	<u>6.2 hectares of employment land</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S8: Ellesmere	Land South of Ellesmere (ELL003b)	Ellesmere	Ellesmere	Leisure / Tourism	Saved	<u>Development of site is subject to: appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather than town centre, such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre.</u>	<u>18 hectares of employment land</u>
S8: Ellesmere	Land to the West of Cockshutt (CO002a and CO002b)	Cockshutt	Ellesmere	Residential	Saved	<u>Development is subject to further assessment of groundwater flooding issues and appropriate drainage design and measures to avoid the potential for adverse impacts on either the playing field or the Jubilee field, suitable in principle for 10 homes on 2 separate sites of around 5 dwellings.</u>	<u>10 dwellings</u>
S8: Ellesmere	Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Cockshutt	Ellesmere	Residential	<u>Saved Deleted</u>		
S8: Ellesmere	Land South of Chapel House Farm (CO018)	Cockshutt	Ellesmere	Residential	<u>Saved Deleted</u>		
S8: Ellesmere	Ravenscroft Haulage Site (DUDH006)	Dudleston Heath	Ellesmere	Residential	Saved	<u>Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>20 dwellings</u>
S8: Ellesmere	Land South of Cairndale (TET001)	Tetchill	Ellesmere	Residential	<u>Saved Deleted</u>		
S8: Ellesmere	Land adjacent to St Andrew's Church (WFTN002)	Welsh Frankton	Ellesmere	Residential	<u>Saved Deleted</u>		

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S8: Ellesmere	Wood Lane Quarry Extension	Rural	Ellesmere	Mineral	Saved	<u>Further extension of the site is subject to Policy and further assessment of the potential impact on nearby heritage assets.</u>	<u>14.1 (1.4 million tonnes)</u>
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	<u>Subject to access off the A4117. Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, and to foot/cycle path to Eco Park. To include provision to enable access to potential future development area to the south.</u>	<u>200 dwellings</u>
S10: Ludlow	Land east of Eco Park (LUD034)	Ludlow	Ludlow	Residential	Saved	<u>Subject to access off Sheet Road and highways improvements if required, landscaping to account of wider setting, provision of open space. To include provision to enable access to potential future development area to the north.</u>	<u>80 dwellings</u>
S10: Ludlow	Land east of Eco Park (ELR059)	Ludlow	Ludlow	Employment	Saved	<u>To accommodate B1 employment use. To incorporate quality of design in keeping with the standards at the existing Eco Park. Subject to access off Sheet Road and highways improvements, if required. To include provision for access to potential future development area to the north.</u>	<u>2.5 hectares of employment land</u>
S10: Ludlow	Land south of Sheet Road (ELR058)	Ludlow	Ludlow	Employment	Saved	<u>To accommodate range of B1/B2/B8 employment uses. Subject to access off Sheet Road and highways improvements, if required. Subject to appropriate design, landscape buffering and screening.</u>	<u>3.5 hectares of employment land</u>
S10: Ludlow	Onibury Farm (ONBY003)	Onibury	Ludlow	Residential	Saved	<u>Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.</u>	<u>8 dwellings</u>
S11: Market Drayton	Land off Rush Lane (West) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.</u>	<u>110 dwellings</u>
S11: Market Drayton	Land off Rush Lane (East) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements with potential for a new access off the A53, cycle and pedestrian links towards the town centre, provision of flood mitigation measures, open space and a landscaped buffer along the A53 bypass.</u>	<u>214 dwellings</u>

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S11: Market Drayton	Land between Croft Way and Greenfields Lane (MD010 and MD028)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements to Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and provision of open space.</u>	<u>76 dwellings</u>
S11: Market Drayton	Sych Farm (Phase 2) ELR023/ELR024	Market Drayton	Market Drayton	Employment	Saved	<u>Development to serve a full range of Class B uses including the development of recycling and environmental industries, subject to the provision of a suitable and safe highway access and drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.</u>	<u>16 hectares of employment land</u>
S11: Market Drayton	Land West of Manor Farm Drive (HIN002)	Hinstock	Market Drayton	Residential	Saved	<u>Development of bungalows is sought. Development subject to satisfactory access, layout and design.</u>	<u>8 dwellings</u>
S11: Market Drayton	Land at Bearcroft (HIN009)	Hinstock	Market Drayton	Residential	<u>Saved Deleted</u>		
S11: Market Drayton	Land to rear of Shrewsbury Street (HOD009)	Hodnet	Market Drayton	Residential	Saved	<u>Subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of the existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S11: Market Drayton	Land off Station Road (HOD010)	Hodnet	Market Drayton	Residential	Saved	<u>Low density development subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a new footway between the new road junction at Station Road and Shrewsbury Road. Sustainable drainage techniques should be used in accordance with Policy CS18 for the disposal of surface water from the site and any surface water draining to a watercourse should be limited by on site storage, if necessary.</u>	<u>30 dwellings</u>
S11: Market Drayton	Shrewsbury Street Farm (HOD011)	Hodnet	Market Drayton	Residential	Saved	<u>Development of terraced dwellings. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>
S11: Market Drayton	Part of land off Dutton Close (STH002)	Stoke Heath	Market Drayton	Residential	Saved	<u>Development of northern part of site, adjoining Dutton Close and incorporating redevelopment of disused social club. A mix of housing is sought. Subject to retention of existing trees and retention and enhancement of existing recreation facilities.</u>	<u>20-25 dwellings</u>
S12: Minsterley – Pontesbury	MIN002/MIN015 Hall Farm, Minsterley	Minsterley	Minsterley and Pontesbury	Mixed-use	Saved	<u>Mixed use development: New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farmstead and layout at Hall Farm. Development, including dwelling capacity, will be subject to the need to respect and enhance the character of the heritage asset, including the adjoining listed building and its setting, also to ecological, open space and other requirements. A roadside footway to provide improved pedestrian access is sought. Appropriate small scale, light industrial/commercial and business uses will be preferred for buildings retained on the site, with retail, other than farm shop enterprises or small scale ancillary retail, limited except as allowed by permitted development provisions.</u>	<u>17 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S12: Minsterley – Pontesbury	MIN007 Callow Lane Minsterley	Minsterley	Minsterley and Pontesbury	Residential	Saved Deleted		
S12: Minsterley – Pontesbury	Hall Bank- Pontesbury PBY018/29	Pontesbury	Minsterley and Pontesbury	Mixed-use	Saved	<u>Housing is allocated, as part of a mixed use development on the site, for approximately 60 dwellings and a small scale convenience retail store to serve the needs of the key centre/village and its rural hinterland. Development proposals will need to be in line with the key centre role identified in CS3 and CS15 and meet the requirements of Policies MD10a and MD10b. The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site. Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits. The development, including housing capacity, will take into account and make provision for flood zone, topography, trees and hedgerows and other site constraints. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment. As part of the development, linkages to the recreation area and footpath will be retained and where appropriate improved. Phasing to facilitate appropriate local delivery of housing and to allow required improvements to local infrastructure will be sought. Development should be phased to secure delivery of development first at the western end of the site, subject to constraints such as nursery relocation.</u>	<u>60 dwellings</u>
S12: Minsterley – Pontesbury	Land off Minsterley Road- Pontesbury PBY019	Pontesbury	Minsterley and Pontesbury	Residential	Saved	<u>Development subject to satisfactory access off the A488, layout and design. A sensitively designed and laid out development will be required to reflect the topography and sensitivity of the site and residential amenities of adjoining dwellings.</u>	<u>16 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S14: Oswestry	Land off Whittington Road (OSW004)	Oswestry	Oswestry	Residential	Saved	<p><u>Development subject to the access, layout and landscaping of the site, securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort. A master plan is required for the development of the site which will apply the following design principles: 1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting; 2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved; 3. Development should be designed to allow views and glimpses of the Hillfort from within the site; 4. The layout of development, i its form, massing, height and roofscape design will be designed to minimise the landscape impact; 5. A landscape plan will be required to design a landscape buffer aligning the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site; 6. Street lighting should be designed to minimise light pollution and sky glow; 7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape. In addition to these design principles, development to be subject to pedestrian and cycle path links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort. Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</u></p>	<p><u>117 dwellings</u></p>

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S14: Oswestry	Eastern Gateway Sustainable Urban Extension (OSW024)	Oswestry	Oswestry	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S14.1.1) and an adopted SUE masterplan. Development to include: a mix of new housing; land for community facilities and public open space; a network of open space and green infrastructure; a new link Road between Shrewsbury Road and Middleton Road; facilitation through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site; and on site pedestrian/cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East. Drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>900 dwellings</u>
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	<u>Development subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery (to be agreed with Oswestry Town Council), due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside.</u>	<u>80 dwellings</u>
S14: Oswestry	Alexandra Road Depot (OSW033)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	Richard Burbidge (OSW042)	Oswestry	Oswestry	Residential	Saved	<u>Mixed re-development to deliver sustainable development on brownfield land and the re-use of existing buildings. Redevelopment of the site will need to respect the presence of listed buildings and the former Cambrian railway line, as well as potential constraints such as boundary trees and hedges, adjoining land uses/properties, and access/local highway network.</u>	<u>180 dwellings</u>

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S14: Oswestry	Land north of Whittington Road (ELR042)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>2 hectares of employment land</u>
S14: Oswestry	Land south of Whittington Road (ELR043)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.</u>	<u>14 hectares of employment land</u>
S14: Oswestry	Land at Mile End East (ELR072)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension, and landscape buffers to the A5. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>23 hectares of employment land</u>
S14: Oswestry	Land at Southlands Avenue (GOB008)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys.</u>	<u>20 dwellings</u>
S14: Oswestry	Land between A5 and Shrewsbury railway line (GOB012)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design.</u>	<u>90 dwellings</u>
S14: Oswestry	Land north of Lower House (KK001)	Knockin	Oswestry	Residential	<u>Saved Deleted</u>		

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S14: Oswestry	Land north of playing fields (LLAN009)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: the provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC.</u>	<u>35 dwellings</u>
S14: Oswestry	Former Railway Land, Station Road (LLAN001)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway.</u>	<u>32 dwellings</u>
S14: Oswestry	Land at Rhos y Llan Farm (STM029)	St Martins	Oswestry	Residential	Saved	<u>Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off/parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.</u>	<u>80 dwellings</u>
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	<u>Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.</u>	<u>80 dwellings</u>
S14: Oswestry	Land adjacent Kinnerley Primary School (KYN001)	Kinnerley	Oswestry	Residential	Deleted		
S14: Oswestry	Land west of School Road (KYN002)	Kinnerley	Oswestry	Residential	Saved	<u>Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help address existing parking issues at the school.</u>	<u>12 dwellings</u>

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S14: Oswestry	Land at Greenfields Farm (MBK001)	Maesbrook	Oswestry	Residential	Saved	<u>Development subject appropriate drainage design.</u>	<u>4 dwellings</u>
S14: Oswestry	Land adj. to The Smithy (MBK009)	Maesbrook	Oswestry	Residential	Saved	<u>Development will be supported along the main road frontage, subject appropriate drainage design.</u>	<u>5 dwellings</u>
S14: Oswestry	Land at Artillery/ Larkhill/Park Crescent (PARK001)	Park Hall	Oswestry	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>20 dwellings</u>
S14: Oswestry	Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010)	Weston Rhyn	Oswestry	Residential	Saved	<u>Development subject to appropriate drainage design, archaeological assessment including mitigation and biodiversity surveys. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>25 dwellings</u>
S14: Oswestry	Land at the Sawmills, Rhoswiol (WRN016)	Rhoswiol	Oswestry	Residential	Saved	<u>Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>20 dwellings</u>
S15: Shifnal	Land south of Aston Road (SHI004/a)	Shifnal	Shifnal	Residential	<u>Saved Deleted</u>		
S15: Shifnal	Land between Lawton Road and Stanton Road (SHI004/b)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to the compatibility of proposals with the adjoining employment allocations. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>100 dwellings</u>
S15: Shifnal	Land north of Wolverhampton Road (SHI006-a)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to provision of a town park and a strategic pedestrian route to the railway underpass. Drainage/flood risk alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>250 dwellings</u>

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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	<u>Development for offices, general industrial and warehousing (use classes B1, B2 & B8). Other employment uses may also be appropriate if integrated with the adjoining development of site SHI004.</u>	<u>2 hectares of employment land</u>
S16: Shrewsbury	Land off Ellesmere Road (SHREW073)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land at Ditherington Flaxmill (SHREW198)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Mixed use development to have regard to the adopted masterplan for the re-development of the Flaxmill and adjoining land and buildings, to include approximately 120 dwellings. The redevelopment will comprise of the repair and reuse of historic buildings to create workspace and associated cultural activities, new retail/commercial office and residential development, associated access, landscaping and car parking, with demolition of non-listed 120 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 202 Allocated Site Development Guidelines Provision buildings. A site specific flood risk assessment is required for this site.</u>	<u>120 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, the provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane. (Planning permission for parts of the SUE: Garden Centre redevelopment/local centre planning permission reference number: 12/01946/FUL; Sutton Grange (land north of Oteley Road) planning permission reference number: 13/00893/FUL).</u>	<u>950 dwellings</u>
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</u>	<u>750 dwellings</u>
S16: Shrewsbury	Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between Mytton Oak Road and Hanwood Road. A site specific flood risk assessment is required for this site. (Site with planning permission: Land West of Hanwood Road - planning permission reference number: 13/03285/FUL; Land South of Mytton Oak Road - planning permission reference number: 13/03534/OUT).</u>	<u>550 dwellings</u>

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S16: Shrewsbury	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area: (a) Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park; (b) Land off London Road – approximately 400- 450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction opposite to Shrewsbury Business Park.</u>	<u>550-600 dwellings</u>
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	<u>Saved Deleted</u>		

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S16: Shrewsbury	Land west of Battlefield Road (SHREW095 and 115/ELR006)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.</u>	<u>100 dwellings</u>
S16: Shrewsbury	Land west of Longden Road (SHREW212/09)	Shrewsbury	Shrewsbury	Residential	<u>Saved Deleted</u>		
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	<u>Development to be low density and to be served by new accesses off London Road, to include a landscape buffer to the adjoining Crematorium site and to have a well landscaped eastern edge having regard to the sensitivity of the Severn valley and views to the site from the east.</u>	<u>50 dwellings</u>
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.). The strategic employment site has the potential to accommodate a range of types of business uses (B1, B2 and B8), including recycling and environmental industries.</u>	<u>26 hectares of employment land</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land of Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.</u>	<u>9-12 hectares of employment land</u>
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 part/ELR006)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development of southern part of site adjoining ABP premises, subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood 3 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 206 Allocated Site Development Guidelines Provision (hectares) risk mitigation in relation to the Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.</u>	<u>3 hectares of employment land</u>
S16: Shrewsbury	Land east of Battlefield Road (ELR007)	Shrewsbury	Shrewsbury	Employment	Saved	<u>Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road. Development should have regard to the significance and setting of the Registered Battlefield. A site specific flood risk assessment is required for the site.</u>	<u>2 hectares of employment land</u>
S16: Shrewsbury	Riverside Shopping Centre, Smithfield Road.	Shrewsbury	Shrewsbury	Retail	Deleted		
S16: Shrewsbury	Land at rear of Wheatlands Estate (BAS005)	Baschurch	Shrewsbury	Residential	Deleted		

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	<u>Development Guidelines</u>	<u>Provision</u>
S16: Shrewsbury	Land at Station Road (BAS035)	Baschurch	Shrewsbury	Residential	Saved	<u>Development subject to the provision of land to enable a school ‘drop off’ zone capable of accommodation coaches and other school traffic and satisfactory highway access.</u>	<u>40 dwellings</u>
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	<u>Saved Deleted</u>		
S16: Shrewsbury	Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Bomere Heath	Shrewsbury	Residential	<u>Saved Deleted</u>		
S16: Shrewsbury	Land West of Holyhead Road (NESS004 and NESS012 – part)	Nesscliffe	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land off Forge Way, Dorrington (DOR004)	Dorrington	Shrewsbury	Residential	Saved	<u>Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land to the rear of the Old Vicarage, Dorrington (DOR017 – part)	Dorrington	Shrewsbury	Residential	Saved	<u>Development to be accessed off Church Road, with regard required to the relationship of the development to the adjoining site allocated for development off Forge Way.</u>	<u>15 dwellings</u>
S16: Shrewsbury	Land opposite School, Condover (CON006)	Condover	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>5-10 dwellings</u>

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	<u>Development Guidelines</u>	<u>Provision</u>
S16: Shrewsbury	Land east of the Shrewsbury Road, Condover (CON005)	Condover	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>5-10 dwellings</u>
S16: Shrewsbury	Land west of school (HAN011/R)	Hanwood	Shrewsbury	Residential	<u>Saved Deleted</u>		
S16: Shrewsbury	Land between Manor Farm and Top Cottages (UFF006/10 – part)	Uffington	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Gonsal Quarry Extensions (M10/11)	Rural	Shrewsbury	Mineral	Saved	<u>Further extension of the site will only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.</u>	<u>44.5 (1.8 million tonnes)</u>
S17: Wem	Land off Pym's Road (WEM003)	Wem	Wem	Residential	Saved	<u>Development subject to an appropriate contribution to traffic management measures, appropriate drainage design and appropriate biodiversity and archaeology surveys. The design of the site may include additional land for community facilities.</u>	<u>100 dwellings</u>
S17: Wem	Land at Tilley (WEM012)	Wem	Wem	Residential	<u>Saved Deleted</u>		
S17: Wem	Land adjacent to Shawbury Rd (ELR031)	Wem	Wem	Employment	Saved	<u>Development to deliver high quality, high tech business or office units and a full range of Class B uses including resource recovery, recycling and other environmental industries, subject to measures to address flood risk and surface water management and measures to protect and enhance protected species and existing tree and hedgerow features.</u>	<u>4 hectares of employment land</u>
S17: Wem	Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Shawbury	Wem	Residential	<u>Saved Deleted</u>		

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S18: Whitchurch	Land at Tilstock Road (WHIT009)	Whitchurch	Whitchurch	Residential	Saved	<u>Site to incorporate a range of uses including mixed residential development; land for a new primary school; new sports provision including an additional cricket pitch and new football pitches; and a neighbourhood convenience store. Development subject to a new primary vehicular access on Tilstock Road; a secondary vehicular access on Greenfoot Lane; a new pedestrian crossing on Tilstock Road; and suitable visual impact mitigation measures.</u>	<u>500 dwellings</u>
S18: Whitchurch	Land at Mount Farm (WHIT046)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at Alport Road (WHIT021)	Whitchurch	Whitchurch	Residential	Saved	<u>Development subject to a new primary vehicular access on Alport Road; appropriate highway improvements on Alport Road if required, and landscape mitigation measures.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land West of Oaklands Farm (WHIT051)	Whitchurch	Whitchurch	Residential	Saved	<u>Development to form the residential element of a mixed use scheme to include allocated employment allocation ELR033, and is subject to the following development phasing: Phase 1: Up to 30 dwellings to include a new vehicular access on Waymills and the completion of appropriate visual impact mitigation measures to the eastern and western boundaries of the site; Phase 2: Around 30 dwellings following completion of a separate vehicular access and agreed levels of servicing for employment allocation ELR033.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land North of Mill Park (WHIT033)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at the Oaklands Farm (ELR033)	Whitchurch	Whitchurch	Employment	Saved	<u>Development to form the employment element of the mixed use scheme to include residential allocation WHIT051 and will be subject to agreed phasing. Suitable for B2 and B8 employment uses including facilities for recycling & environmental industries. Development subject to the creation of a separate access to be agreed with the Highways Authority, improvements to Waymills and the Nantwich Road Junction if required, and the creation of suitable landscape and visual buffering between the new employment and residential uses on the wider mixed use scheme.</u>	<u>8.5 hectares of employment land</u>

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Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S18: Whitchurch	Land at Heath Road (ELR035)	Whitchurch	Whitchurch	Employment	Saved	<u>To form a new ‘gateway’ business park with the development of a suitable range of B1 employment and ancillary uses, and subject to the creation of a new primary vehicular access off the A525 to be agreed with the Highways Authority, improvements to the A525 if required, and appropriate landscape buffering.</u>	<u>11 hectares of employment land</u>
S18: Whitchurch	PRE002/011/12 Land West of Shrewsbury Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to a suitable access off Shrewsbury Street, with any loss of existing dwellings to be compensated within the new development and suitable landscape buffering between the site and Brades Road.</u>	<u>30 dwellings</u>
S18: Whitchurch	PRE008 Land at Moreton Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to agreed phasing to support the site’s contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing. Development also subject to the creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.</u>	<u>40 dwellings</u>
S18: Whitchurch	TIL001 Land at the Vicarage, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.</u>	<u>25 dwellings</u>
S18: Whitchurch	TIL002 Land at Tilstock Close, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only. Development to come forward after 2017 or following the completion of site TIL001.</u>	<u>13 dwellings</u>
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 Deleted		
S18: Whitchurch	PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Prees Heath	Whitchurch	Residential	Saved	<u>Development subject to the use of the existing vehicular access off the A41.</u>	<u>5 dwellings</u>