

MD7b– General Management of Development in the Countryside

Further to the considerations set out by Core Strategy Policy CS5:

1. Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission;
2. Proposals for the replacement of buildings which contribute to the local distinctiveness, landscape character and historic environment, will be resisted unless they are in accordance with Policies MD2 and MD13. Any negative impacts associated with the potential loss of these buildings, will be weighed with the need for the replacement of damaged, substandard and inappropriate structures and the benefits of facilitating appropriate rural economic development;
3. Planning applications for agricultural development will be permitted where it can be demonstrated that the development is:
 - a. ~~Required in connection with a viable agricultural enterprise and~~ is of a size/ scale and type which is consistent with its required agricultural purpose and the nature of the agricultural enterprise or business that it is intended to serve;
 - b. Well designed and located in line with CS6 and MD2 and where possible, sited so that it is functionally and physically closely related to existing farm buildings;and,
 - c. There will be no unacceptable impacts on environmental quality and existing residential amenity.

Comment [cc1171731]: Amendment proposed in CD29 Schedule of proposed minor mods

Comment [cc1171732]: Changes proposed in response to examination session

Explanation

- 4.63 In order to promote a sustainable approach to development, proposals which minimise the impacts of new development, appropriately conserve the existing historic and landscape resource, and/or provide environmental amelioration are encouraged. This will include the appropriate re-use of existing suitable buildings and previously developed land;
- 4.64 Shropshire has a wealth of traditional rural buildings which can be important landscape features and form part of the heritage resource but may no longer be particularly suitable for their original purpose. Alternative uses, as identified in Policy CS5, which can help ensure that these buildings are retained, limit the visual impact of new construction and provide recycling of the building resource, are generally encouraged by the Local Plan. In order to ensure that the benefits of a conversion scheme are maintained and that future visual impacts on the building and setting are managed, this Policy allows subsequent changes to converted properties to be controlled through conditions attached to the planning permission for conversion. An element of

new build will be positively considered where it meets sustainable design criteria in Policy MD2 (Sustainable Design) and delivers the benefits identified in Policy MD13 (Historic Buildings). Decision making on conversion proposals will also be informed by relevant evidence, including the West Midlands Historic Farmstead and Landscape Project, other Plan criteria, in particular in Policy MD13, and guidance in a Historic Environment SPD;

- 4.65 Proposals for replacement of dwellings and other buildings can significantly impact on the character of the countryside and there is a need to ensure appropriate scale, design and location of new development. Where planning applications for replacement buildings for economic purposes are proposed that differ significantly from the original building, it should be demonstrated why a particular design or scale of replacement building is required;
- 4.66 The changing needs and effects of agricultural and other related **enterprises businesses** in the countryside are a particular local issue, in particular the impacts of large scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as MD2 Sustainable Design and MD12 Natural Environment which, for example, highlights special requirements in the Shropshire Hills AONB, which would also need to be taken into account in considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management;
- 4.67 When considering development proposals, the need to support rural vitality and the viability of countryside as a dynamic, functional environment and an environmental and economic resource will be a significant consideration. The NPPF positively encourages flexible working practices including the integration of employment and residential uses. It also highlights that isolated new homes in the countryside should be avoided, therefore this will also be a factor taken into consideration in assessing proposals for live work units, particularly where it is apparent the residential use far outweighs the work element. In line with the sustainability aspirations expressed in this Plan, the re-use of existing buildings provides an opportunity for these types of combined uses where proposals take into account the suitability of buildings and location for the use and other policy requirements, in particular Core Strategy Policies CS5 and CS6 and Policy MD2;
- 4.68 Employment uses are not specifically covered in this policy as the National Planning Policy Framework(in particular paragraph 28), Core Strategy Policies CS5, CS13 and Policies MD4 and MD11 (tourism and leisure) provide a supportive enabling context and the other policies in the plan a basis for detailed consideration of proposals which require planning permission.

Comment [cc1171733]: Changes proposed in response to examination session

Key Evidence:

1. Shropshire Local Development Framework Adopted Core Strategy, 2006-2026 (Shropshire Council, 2011);
2. Shropshire Historic Environment Record (ongoing);
3. Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
4. Shropshire Historic Landscape Character Assessment (Shropshire County Council, 2004);
5. Shropshire Historic Farmstead Characterisation Project (Shropshire Council 2010);
6. Shropshire Hills AONB Management Plan 2009 – 2014 & subsequent updates (Shropshire Hills AONB Partnership, 2009);
7. Shropshire Annual Monitoring Reports (Shropshire Council)

Delivery and Monitoring of Policy:**This policy will be delivered by:**

- The development management process;
- Type and Affordability of Housing SPD adopted September 2012 and any subsequent updates or revisions;
- Preparation of a revised Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD;
- The LDF Implementation Plan;

The following indicators will be used to monitor the effectiveness of the policy:

- Affordable housing completions in rural areas;
- Percentage of new and converted dwellings in rural areas on previously developed land;
- Number of barn conversions in rural areas;
- Amount of floorspace developed for employment by type in rural areas;
- Number of new dwellings permitted in countryside