Shropshire Council

Authority's Monitoring Report (AMR) 2012 - 2013

March 2014

EXECUTIVE SUMMARY

This Authority's Monitoring Report (AMR) covers the Shropshire Council area over the period 1 April 2012 – 31 March 2013. The AMR reviews progress made towards preparing new planning policy documents and assesses the implementation of adopted planning policies.

Context

Shropshire is a large, diverse but predominantly rural, inland county. The County is one of most sparsely populated counties in England. It has a total population of 308,200 (2012 mid-year estimate), 64% live in urban areas and 36% live in dispersed rural villages and hamlets, and the countryside. Shrewsbury is the largest settlement and contains about a quarter of the total population. The main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population.

The natural environment of Shropshire is very diverse; stretching from the Shropshire Hills designated Area of Outstanding Natural Beauty in the south through to the Shropshire plain in the north east.

Policy Implementation

Data and commentary in this AMR focusses on the policies in the adopted Core Strategy which sets policy for the Shropshire Council area. A number of 'saved' policies from the previous District, Borough and County Councils remain in place and a schedule of the 'saved' Local Plan policies is contained within the Appendices for reference but these have not been reported on specifically. To make the AMR easy to follow, the indicators are presented on a thematic basis based on the chapters in the Core Strategy, along with supporting analysis and interpretation. The key findings are summarised below:

Housing

- There were 847 net additional dwellings built in Shropshire during 2012-2013. Since 2006 7263 net additional dwellings have been built.
- There were 249 dwellings completed in Shrewsbury, 377 in the Market Towns and Key Centres and 306 in the rural areas.
- The percentage of new housing built on previously developed brownfield land was 68%.
- Across Shropshire there were 153 affordable housing units completed during this monitoring period equating to around 18% of overall net housing completions.

Economy

- During 2012-2013 15,404sqm of new floorspace was developed for employment use, a decrease on the amount recorded in 2011-2012.
- The majority of floorspace (67%) was developed for storage and distribution uses (Use Class B8) and general industrial (Use Class B2).
- 67 hectares of land was developed for employment uses from 2006-2013
- Across Shropshire there was 9356sqm of new retail, office and leisure development. Of this total 5498sqm can be attributed to new retail developments.

Environment

- A total of 6 planning applications were objected to by the Environment Agency on flood risk grounds during the reporting year 2012-2013. 2 went on to gain planning permission. In each case, conditions were attached to the permissions to ensure that mitigation measures were introduced to deal with the relevant flood risk issues.
- There were a total of 55 applications for renewable energy installations approved of which we are aware as certain domestic installations do not require planning permission.

Minerals & Waste

- Shropshire's mineral resources supply both local markets and contribute specialist materials to regional and national markets.
- The production of aggregate materials in Shropshire broadly reflects regional targets and the stock of permissions have remained consistently high relative to the minimum required level. The success of policies which support the increased use of alternative aggregate materials remains difficult to measure because of the lack of data available.

Contents

Contents

List of Tables

List of Figures

Introduction:

1. The Authority's Monitoring Report (AMR) monitors the effectiveness of adopted planning policies and progress towards the adoption of new policies. It also reports on the Council's progress in Neighbourhood Planning, Community Infrastructure Levy (CIL) and the Duty to Co-operate.

2. The AMR plays an important role in understanding the performance of the Shropshire Council Core Strategy (adopted Feb 2011) whilst also providing evidence for the emerging Site Allocations and Management of Development (SAMDev) Plan. The AMR covers a range of housing, employment, retail and environmental issues.

3. The AMR covers the period from **1st April 2012** to **31st March 2013**.

Monitoring and emerging LDF policies:

4. The requirement to produce an AMR is set out in Localism Act 2011 under section 113. Unlike under the previous regulations, there is no longer a requirement to submit the AMR to the Secretary of State and report on a series of national 'core output' indicators. The Shropshire Council AMR is based on the monitoring framework established in the Core Strategy.

5. The monitoring of planning policies through the AMR helps establish what has happened on the ground and how planning policies have affected new development. Commentaries accompanying each element of monitoring information and data will help the Council to gauge the effectiveness of Core Strategy policies (and the policies of the SAMDev Plan, when adopted).

6. The AMR is a key part of the planning system and helps to address questions like:
   - Are policies achieving their objectives and in particular are they delivering sustainable development?
   - Have policies had unintended consequences?
   - Are the assumptions and objectives behind policies still relevant?
   - Are the targets being achieved?

Data:

7. 'Development Trends Reports' are published annually and contain data and background information on housing, employment, retail, and leisure development in Shropshire. The 2012-2013 Development Trends Report is available at: http://shropshire.gov.uk/facts-and-figures/development/. Other data sources include the Environment Agency and Shropshire Council's Ecology team.

Layout of the Report:

8. The report is set out into four main sections:

- Section One: Sets out the context by giving an account of the characteristics of Shropshire and its relationship to adjoining areas.

- Section Two: Reports on progress in plan making, Neighbourhood Planning, Community Infrastructure Levy (CIL), and cross boundary issues including the Duty to Co-operate.

- Section Three: Summarises performance of the Core Strategy against the monitoring indicators with a brief commentary to expand on the data presented. There is also a statement on the five year land supply, SHLAA and prevailing affordable housing target.

Section One: Context

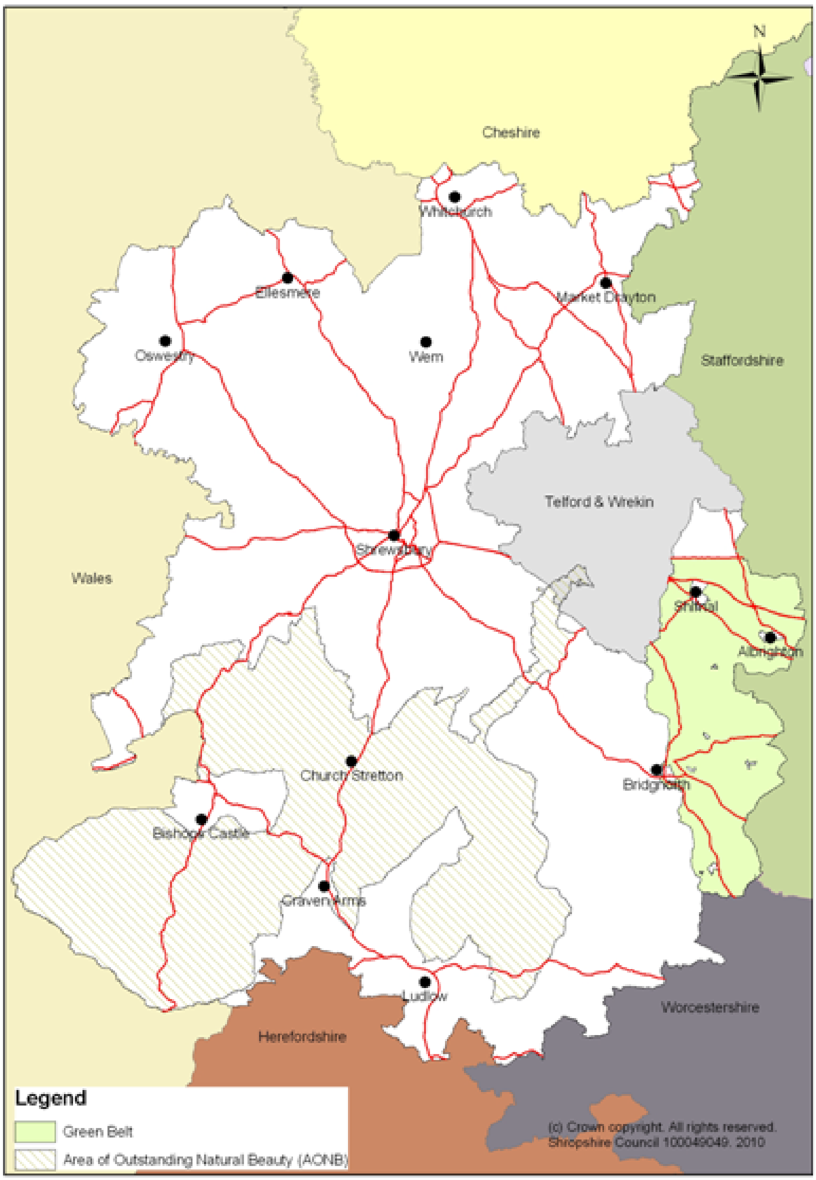


Figure 1: Map of Shropshire

9. Shropshire is a large, diverse, predominantly rural inland county, situated in the far western corner of the West Midlands, on the border with Wales. The Shropshire Council area covers approximately 320,000 hectares, 94% of which is classed as rural and 6% urban. Around one third of the County is upland, mostly to the south and west and almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB). To the south east, land between the River Severn and the Shropshire border forms part of the West Midlands Green Belt.

Communities:

People and Places

10. With a total population of 308,200 (2012 mid-year estimate) and only 0.96 persons per hectare, Shropshire is one of the most sparsely populated counties in England. Shrewsbury is the county town and as the largest settlement with about a quarter of the total population, it acts as the main commercial, cultural and administrative centre for Shropshire. The market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population. They provide a range of facilities and services for their resident communities and surrounding rural hinterlands. There are a further 13 smaller market towns and key centres. In the rural areas population is spread widely and sparsely with many small settlements, hamlets and dispersed dwellings within the countryside. Overall, around 35% of the population live in rural areas.

Housing and Health

11. There are 135,645 households in Shropshire (2011). Housing affordability is a key issue. The area has a significant and diverse Gypsy and Traveller population, with varying needs and a large number of small, long term unauthorised sites. Life expectancy for males and females in Shropshire is significantly higher than the national figure and all age all cause mortality for males and females is significantly lower.

Education and Training

12. Educational attainment in Shropshire is high and consistently above the national average. Accessibility to further and higher education sites is a key issue in such a rural County. Currently, many young people leave Shropshire to undertake formal higher education courses and their out-migration is a serious problem for local economic development.

Community Safety

13. Shropshire is generally a low crime area. All types of recorded crime are greatest in the main centres of population. Fear of crime is low, with the vast majority of Shropshire residents feeling very safe within their neighbourhood.

Economy:

14. The characteristics of Shropshire's labour force and economy, in part, reflect the rural nature of the County. In 2013 134,200 residents aged 16-64 were in employment. Shropshire has a predominantly small business economy, with 91% of businesses employing fewer than 10 staff. Health is the largest employment sector, accounting for 18% of Shropshire jobs. Retail, education and manufacturing also all account for around one in ten jobs. Unemployment rates are traditionally low, but rose to 3.2% at the height of the recession in February 2010. The unemployment rate has now fallen back to 2.1% (October 2013). Identified business growth sectors include: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing. Shropshire Council forms part of the

Marches Local Enterprise Partnership (LEP) along with Herefordshire and Telford & Wrekin.

Town Centres

15. Shrewsbury is an important sub-regional centre and is ranked as one of the top ten retail centres in the West Midlands. It serves a catchment of around 180,000 people within a 20 minute drive time. Oswestry is Shropshire's second largest centre and the largest market town, with a retail turnover significantly greater than that of the other market towns.

Tourism

16. Tourism is an important part of the local economy, with over 11 million visitor trips each year. Overall, tourism directly supports over 8,000 full time equivalent and more than 6% of all Shropshire-based jobs are tourism related. Much of Shropshire's appeal is due to it being a tranquil rural area with attractive countryside and high quality local food products, where a range of leisure activities such as walking and cycling can be enjoyed.

Transport and Accessibility

17. Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Oswestry, Shrewsbury, Telford and the M6. This route, continuing to North Wales and Holyhead, is part of the Trans European Network. A number of rail lines provide links with the West Midlands, mid and south Wales, Cheshire, Merseyside, Manchester and Herefordshire. Shrewsbury is a key rail hub. There are 16 rail stations in the County. Shropshire has a fairly extensive bus network. However, a dispersed population, long distances and high levels of car ownership in rural areas makes it difficult to provide bus services that are economical and convenient.

<u>Environment:</u>

Natural Environment

18. The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England. The countryside ranges from the gently undulating landscape in the north through the low lying fertile valleys of the meandering River Severn and its tributaries to the distinct hills and open, windswept moorlands of the south. The nationally designated landscape of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) covers 23% of the county in the south. The Shropshire landscape is a key economic asset creating not only an attractive place to live and work but also an important tourist destination.

Historic Environment

19. Shropshire possess a rich and important historic environment. Heritage assets range from Bronze Age ring ditches and Iron Age hill forts, to a major Roman city at Wroxeter, Offa's Dyke and important areas of industrial and archaeological interest, including part of the Ironbridge Gorge World Heritage Site and the Pontcysyllte Aqueduct and Canal World Heritage Site. The

richness of Shropshire's historic environment is reflected in the number of designated heritage assets. There are 6,849 listed buildings, 437 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 120 Conservation Areas in Shropshire, together with the wealth of non-statutory designated heritage assets recorded on the Historic Environment Record.

Climate Change

20. Climate change is recognised as possibly the greatest threat facing the world today. Impacts that have been identified for Shropshire include, higher temperatures, with potentially a 4^0c increase by 2080, increased winter rainfall of up to 20% by 2080 and decreased summer rainfall of up to 30% by 2050. These changes are expected to result in building and infrastructure damage from extreme weather events, loss of biodiversity and landscape character, and impact on agricultural practices leading to increased water demand and increased health risks from higher summer temperatures.

Water Environment

21. Flood risk is a key issue in Shropshire and in some areas is a significant constraint to new development. In addition to the River Severn and its tributaries, runoff has increased as agriculture has intensified and we have built more roads and houses, which has degraded the natural permeability of the landscape and reduced its capacity to retain water. The area contains significant quantities of groundwater which is used extensively to provide water for agriculture, industry and local domestic supply. Heavy abstraction has resulted in falling groundwater levels and had an adverse impact on watercourses and wetlands.

Minerals and Waste

22. Shropshire is an important area for mineral resources and has a significant mining heritage. Shropshire's mineral resources are supplied to both local markets and the wider area, particularly in the case of crushed rock and fire clay, where materials supply both regional and national markets. The aggregates industry is the most active sector and Shropshire currently supplies sand and gravel resources sufficient to meet the entire target for the sub-region, which includes Telford and Wrekin. Whilst recycling levels for household waste have increased rapidly, the majority of Shropshire's waste is still being landfilled. However, there is now only one small landfill site operating in Shropshire and most waste is sent for disposal in adjacent local authorities, particularly Telford and Wrekin.

A more detailed spatial portrait of Shropshire can be found in the Shropshire Council Core Strategy via www.shropshire.gov.uk/corestrategy

Section Two: Progress

a) Progress towards preparation of new planning policies

Core Strategy

23. The Core Strategy, which sets out the strategic policy framework until 2026, was adopted by Shropshire Council in February 2011 following a public examination in 2010. The Council has also published an assessment of the Core Strategy's conformity with the new requirements set out in the National Planning Policy Framework (March 2012). The Core Strategy was found to be in general conformity with the new requirements of the NPPF. The Core Strategy can be downloaded via: www.shropshire.gov.uk/corestrategy.

SAMDev

24. The second part of the new 'Local Plan' for Shropshire is the Site Allocations and Management of Development (SAMDev) Plan (www.shropshire.gov.uk/samdev). The SAMDev Plan will set out land allocations for new development and more detailed policies for determining planning applications. The SAMDev Plan has so far undergone four stages of consultation:

- Issues and Options (April - June 2010);
- Preferred Options (March - July 2012);
- Draft Development Management Policies (January – March 2013)
- Revised Preferred Options (July - August 2013)

25. Although these consultation periods are not statutory requirements they have allowed for defined engagement with Shropshire's communities following the localism approach. The preparation of SAMDev has required close working with local communities to identify community hubs and community clusters. These will be rural settlements that have the potential to be stronger social, economic and environmentally sustainable communities. It is a community-led, bottom-up approach that is responsive to communities' own priorities, that recognises sustainability is based on many factors, including the presence of employment, affordable housing, facilities and services, but also intangible assets such as social fabric. This approach has necessitated taking longer than envisaged to prepare the SAMDev Plan at the start of the plan preparation process in 2010. The Proposed Submission Draft consultation is to be published in March 2014 followed by submission in the summer and examination later in 2014.

SPDs

26. A revised SPD on Type and Affordability of Housing was adopted in September 2012. SPDs on Sustainable Design and Developer Contributions, are also adopted and in place. The LDS revised timetable also sets out the timeframes for production of Natural and Historic Environment SPDs. A revised timetable for production of planning documents is available via www.shropshire.gov.uk/planningpolicy.nsf.

Table 1: Local Development Scheme revised timetable targets

Core Strategy	*Stage*	*Brief summary of tasks*	*Projected completion*	*Actual completion*
	Issues and Options	Consultation on key issues and options to tackle them. Continued evidence gathering	December 2008 Consultation Phase: Jan/Feb 2008	26 Jan – 9 Mar 2009
	Policy Directions (Preferred Options)	Analysis of responses from previous consultation, further evidence gathering. Consultation on potential policy framework	May 2009 Consultation Phase: June/July 2009	10 Aug – 2 Oct 2009
	Final Plan publication	Analysis of responses from previous consultation, further evidence gathering publication of final policies.	January 2010 Consultation Phase: Feb-Mar 2010	15 Feb – 29 March 2010
	Submission of Final Plan	Analysis of representations and preparation of potential changes for Examination Phase	July 2010 Pre-meeting: Sept 2010	30 July 29 Sep
	Adoption	Adoption of Core Strategy by Shropshire Council	March 2011	February 2011
SAMDev	Issues and Options	Consultation on issues and options. Continued evidence gathering	Feb 2010	2 April – 25 June 2010
	Preferred Option	Analysis of responses from previous consultation, further evidence gathering. Consultation on potential policy framework and allocations	Preparation during 2011 with Preferred Option to Cabinet March 2012	Published for comment 9 Mar – 20 July 2012
	Draft DM Policies Revised Preferred Option	Analysis of responses from previous consultation, further evidence gathering. Consultation on draft policy framework and changes to potential allocations	Draft Policies to Cabinet Jan 2013 and Revised Preferred Options June 2013	Interim consultation stages in 2013 31 Jan – 28 Mar 1 Jul – 23 Aug 2013
	Proposed Submission Draft publication	Analysis of responses, further evidence gathering ahead of publication of final policies and allocations.	Publication version to Cabinet and Council Feb 2014	To Cabinet/Council Feb Published March 2014
	Submission of SAMDev Plan	Analysis of representations and preparation of potential changes for Examination Phase	Submission documents to Cabinet and Council in July 2014	
	Adoption	Adoption of the SAMDev Plan by Shropshire Council	To Cabinet and Council April 2015	

b) Neighbourhood Planning

27. Neighbourhood planning enables town and parish councils or designated 'neighbourhood forums' to prepare and agree a plan, with the council, for their neighbourhood area. Once a neighbourhood plan is agreed and meets all the requirements it will form part of the overall development plan for that area and have the same weight as the Core Strategy and SAMDev (on adoption) when determination of planning applications.

28. Neighbourhood planning was introduced by the Localism Act 2011 and the provisions came into force on 6 April 2012. As the local planning authority, the council now has a duty to support and consider:

- Applications made by a local body, capable of being a forum, for the designation of a neighbourhood area
- Applications made by local groups to become the recognised neighbourhood forum for a designated area
- Neighbourhood plans and orders made by town and parish councils or recognised neighbourhood forums

<u>Much Wenlock Neighbourhood Plan</u>

29. Within Shropshire, the only formal Neighbourhood Plan currently being prepared is in Much Wenlock. The Much Wenlock Neighbourhood Plan was launched in November 2011 and has undergone community consultation and evidence gathering led by a Neighbourhood Plan Steering Group. Following formal designation as a Neighbourhood Plan Area in 2012 the Plan was submitted to Shropshire Council in May 2013 to proceed to independent Examination. Following Cabinet consideration in May 2013 representations on the Plan Proposal were invited for a period of six weeks until in June 2013. An independent inspector was appointed to conduct an Examination into the Neighbourhood with a hearing session held in October to consider some of the issues raised. A local referendum is planned for May 2014.

<u>Community Led Plans</u>

30. There are also a number of new Community Led Plans being prepared within Shropshire including Albrighton, Oswestry, Kinnerley, Broseley, and Lydbury North. Although these do not have the statutory status of a full Neighbourhood Plan they have been fed into the preparation of the SAMDev Plan and Shropshire Council has endorsed the Albrighton, Broseley, Kinnerley and Oswestry Community Led Plans as material considerations in decision making.

c) Place Plans

31. The Place Plans identify the local priorities and infrastructure requirements for each of Shropshire's communities. They are being developed by Shropshire Council in partnership with local communities, parish and town councils and local

infrastructure and service providers. Eighteen Place Plans cover the market towns/key centres and their hinterlands. The Place Plans have undergone annual updates to reflect the changing infrastructure priorities of local communities.

d) Community Infrastructure Levy (CIL)

32. The Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructure required to support development. In Shropshire, only new market housing and extensions over 100sqm are liable to pay CIL. Shropshire Council introduced the CIL on 1st January 2012 following Examination in 2011 and, in so doing, became the second local authority in the country to introduce the CIL. During 2012-2013:

- £131,987.89 of CIL was collected
- £0 of CIL was spent
- £6599.39 of CIL comprised administrative expenses (at 5% of total)
- £131,987.89 total CIL receipts were retained at end of the reporting year

33. The CIL receipts in this reporting year reflect that the CIL was only introduced in January 2012 and schemes only start to pay the CIL on commencement of development. The CIL receipts were carried forward to the following financial year. In the reporting year a total of £1,182,650.60 was potentially available should schemes that were liable to pay CIL have commenced development. A full income and expenditure table for the reporting year can be found in the Appendix 4. Further information on the CIL, and on-going updates on CIL receipts/expenditure, can be found via www.shropshire.gov.uk/cil.

e) Cross boundary issues

Duty to Co-operate

34. The Localism Act and the National Planning Policy Framework (NPPF) place a duty on local planning authorities and other prescribed bodies to co-operate with each other to address strategic planning issues relevant to their areas. Shropshire Council has been engaged in on-going collaborative working with neighbouring planning authorities (13 local authorities adjoin Shropshire Council area) and other bodies (such as the Environment Agency, Highways Agency) and statutory undertakers in order to address relevant strategic planning issues and comply with the Duty during preparation of the SAMDev Plan.

35. Many of the strategic issues were addressed with neighbouring authorities during preparation of the Core Strategy which was adopted before the Duty to Co-operate became a requirement. The relevant local authorities and prescribed bodies have been consulted at each stage of the preparation of the SAMDev Plan.

36. Within the reporting year Shropshire Council has consulted all relevant bodies on the two consultation stages of the emerging SAMDev. It has also undertaken

more detailed discussions in the reporting year with a number of adjoining authorities, which are detailed below.

Table 2: Duty to Co-operate discussions

Meeting with	Date	Issues discussed
Cheshire East	13/05/13 20/01/14	Plan progress and preparation; minerals and waste; commuting flows; Green Belt; environmental networks; gypsy and traveller provision.
Cheshire West and Chester	11/10/12 06/03/13	Travel to work areas; commuting; emerging proposals for housing/employment development; cross boundary rail services; tourism; environmental networks; minerals & waste.
Herefordshire Council	08/10/12 31/01/14	Plan progress preparation. Neighbourhood planning; CIL; gypsy and traveller provision
Malvern Hills District Council	10/07/12	Plan preparation progress; functional/physical relationship between Burford/Tenbury Wells.
Powys County Council	11/02/13	Plan preparation progress; employment land provision; minerals & waste; energy; water management.
South Staffordshire District Council	05/09/13	Plan preparation progress; employment land provision incl. I54, Cosford incl. military housing; gypsy and traveller provision.
Stafford Borough Council	31/07/12	Plan preparation progress; Market Drayton housing/employment provision; gypsy and traveller provision.
Telford & Wrekin Council	13/12/12 02/10/13	Plan preparation progress; CIL; Ironbridge power station; RAF Cosford; Shifnal growth proposals; joint evidence potential; gypsy and traveller provision; minerals & waste.
Worcestershire County Council	11/03/13	Plan preparation progress; minerals & waste; Local Aggregates Assessment; future joint working.
Wrexham County Borough	06/02/14	Plan preparation progress; minerals and waste; implications from proposed development in Wrexham; Oswestry; Whitchurch; Ellesmere.

37. Shropshire Council is an active member of the West Midlands Aggregate Working Party (AWP). Engagement with AWP is supplemented through regular contact with other MPA's, neighbouring councils, the Marches LEP and local representatives of the minerals industry. The area administered by Shropshire Council is currently responsible for producing just over 8% of the relevant sub-national target for sand and gravel and 100% of the current production guideline for Shropshire and Telford & Wrekin since there is currently no sand and gravel

working in Telford & Wrekin. The area is also responsible for producing over half of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual production. Although revised aggregate production guidelines has been proposed for the period 2005 – 2020, these remain unconfirmed by Government.

38. Shropshire is responsible for the production of significant quantities of brick clay and fireclay, which is exported to support brick and tile manufacture in Telford, other areas of the West Midlands, and in the case of fireclay other companies across the UK.

Marches Local Enterprise Partnership (LEP)

39. The Marches Local Enterprise Partnership (LEP) is the business-led private and public sector partnership tasked with regenerating the economic vitality of the Herefordshire, Shropshire and Telford & Wrekin region. It was approved by Government in 2010. It aims to stimulate the drivers of economic development, including housing, transport, infrastructure, broadband availability, inward investment and skills, to improve the economic prosperity of the Marches area and create sustainable private sector employment. Elected Members from each of the Local Authorities are on the partnership board.

f) Local Aggregates Assessment (LAA)

40. Shropshire Council has prepared a Draft Local Aggregates Assessment. This is available on the Shropshire Council website via www.shropshire.gov.uk/planningpolicy.nsf The Environment chapter in Section 4 contains elements of the LAA for AMR monitoring purposes.

3. Policy Performance

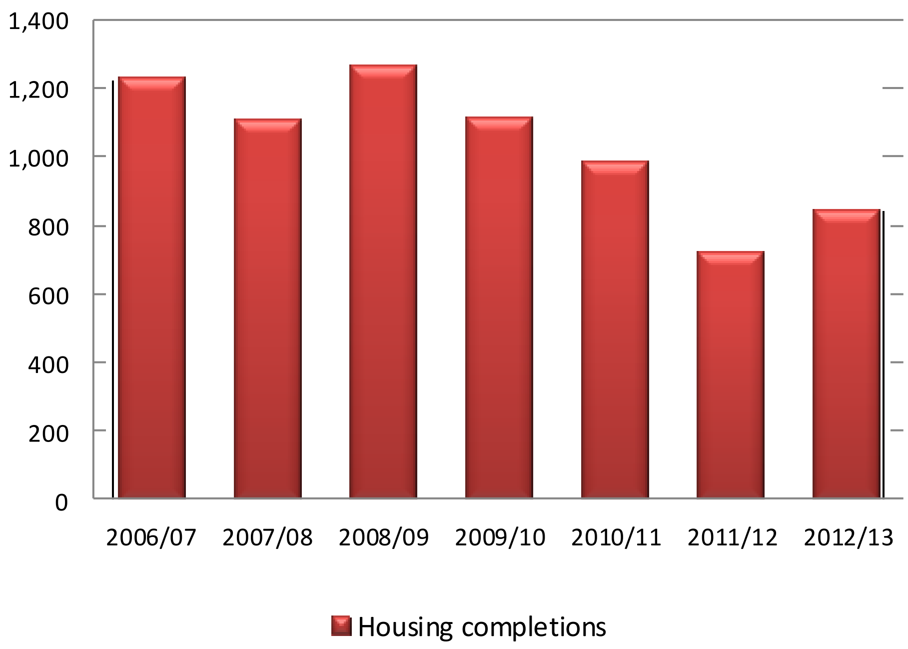
A) Creating Sustainable Places

This section of the AMR covers the **'Creating Sustainable Places'** section of the Core Strategy which sets out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places. Further detailed information is also included in subsequent sections of the report focusing on housing, economy and the environment.

Table 3: Net additional dwellings in Shropshire 2006-13 (H2):

Year	Net number of dwellings
06-07	1228
07-08	1106
08-09	1265
09-10	1112
10-11	984
11-12	724
12-13	847

Figure 2: Net additional dwellings in Shropshire for 2006-13



Policy CS1: Strategic Approach sets out a requirement for around 27,500 new homes up to 2026. Overall, since 2006 around 7263 net additional dwellings have been completed.

In this reporting year the number of net dwellings completed has risen in comparison to the decreases in completions experienced in the previous three reporting years suggesting housing completions are increasing following the economic downturn.

(The housing trajectory and a five year land supply statement included below in Section 3. b)

Table 4: Net additional dwellings by spatial zone 2006-13:

Spatial Zone	Net number of dwellings	Number of outstanding permissions at April 2013
Central	2205	1438
North West	1309	1211
North East	1342	1168
South	1110	703
East	1297	1220
Total	7263	5740

Policy CS1: Strategic Approach sets out a requirement for around 27,500 new homes up to 2026.

Policy CS1 also sets out an indicative, broad range for housing completions by spatial zones. The Core Strategy's spatial zones are based around varied characteristics, functions and different needs of the different areas that comprise the county. The spatial zones overlap and allow some sideways shuffle of housing figures. Table 4 shows the number of housing completions by spatial zone and the number of outstanding permissions.

The split of housing completions by Shrewsbury, market town and rural areas since 2006 broadly reflects the overall indicative target for the Plan Period set out in Policy CS1. Policy CS1 sets out that around 25% of residential development will take place in Shrewsbury; 40% in the Market Towns and Key Centres; and 35% within the rural areas as part of the rural rebalance approach.

Figure3: Percentage split of housing completions by Shrewsbury, market towns and rural area 2006-13

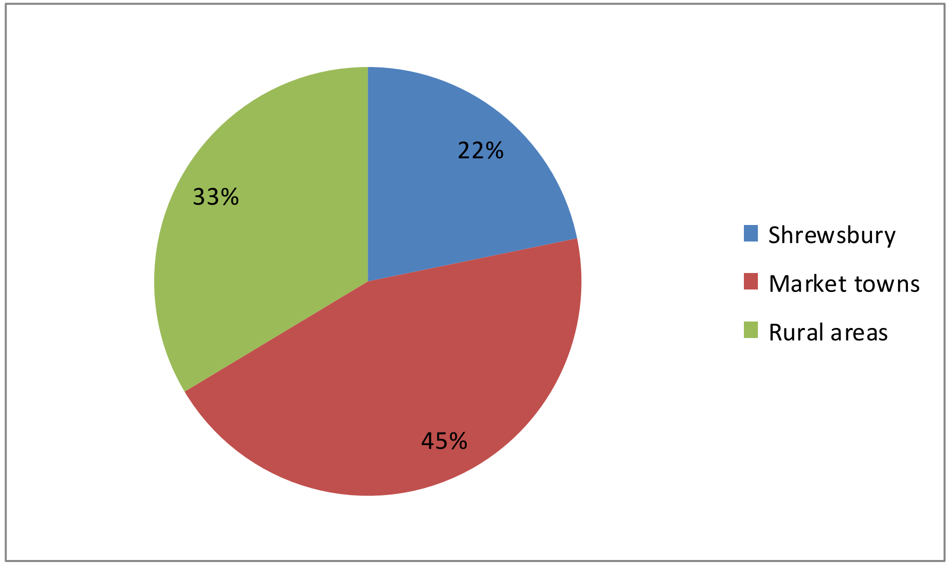


Table 5: Percentage split of housing completions by Shrewsbury, market towns and rural area 2006-13

2006-13	Total	Percentage
Shrewsbury	1,582	22%
Market towns	3,241	45%
Rural areas	2,440	33%
Total	7263	

Shrewsbury:-

Table 6: Housing completions in Shrewsbury over previous five years

Year	Net number of dwellings
08-09	254
09-10	271
10-11	262
11-12	181
12-13	249

Table 7: Employment land completions in Shrewsbury 2011-2013

(ha)	2011-2012	2012-2013
Shrewsbury	4.8	1.70

Table 8: Retail and leisure completions in Shrewsbury for 2012-2013

	Total floor space within Shrewsbury town centre (sqm)
Retail (A1)	101
Office (B1a, A2)	61
Leisure (D2)	0
Total	162

Policy **CS2: Shrewsbury - development strategy** sets out the strategic priorities for the growth of Shrewsbury up to 2026. The number of housing completions in Shrewsbury is a key indicator of the effectiveness of CS2. The policy sets out a requirement for 6500 homes between 2006 and 2026.

In this reporting there has been an increase in housing completions from last year. The largest number of completions has taken place at the Royal Shrewsbury Hospital south on Mytton Road with 56 completed as part of the overall Cala Homes scheme.

With regards to employment land development the amount of employment land developed this has fallen from the figure completion in the last reporting year. CS2 sets out a target of around 90 hectares of employment land to be developed between 2006 and 2026. Retail, office and leisure completions in the town centre are low with new retail and office development accounting for around 162sqm of new development. The Riverside redevelopment scheme remains a planned major retail commitment within the town.

Work is also progressing on the Shrewsbury South and Shrewsbury West Sustainable Urban Extensions (SUE) with adoption by Shropshire Council of the Shrewsbury South SUE Masterplan and Shrewsbury West SUE Masterplan ahead in 2013.

Market towns/ Key centres:-

Table 9: Dwellings completed in each market town/key centre over previous five years

Market town/key centre	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Albrighton	0	0	14	1	4
Bishops Castle	0	0	5	8	3
Bridgnorth	82	171	112	46	69
Broseley	0	2	19	8	4
Church Stretton	6	9	7	12	22
Cleobury Mortimer	28	24	11	34	38
Craven Arms	8	12	1	1	3
Ellesmere	32	8	11	3	3
Highley	3	6	7	4	0
Ludlow	26	41	16	13	22
Market Drayton	81	57	24	25	12
Minsterley	0	1	2	1	1
Pontesbury	11	9	1	2	1
Much Wenlock	0	0	25	18	20
Oswestry	128	50	51	25	34
Shifnal	20	11	75	32	57
Wem	73	49	47	21	9
Whitchurch	39	37	1	4	75

Market towns/key centres

The strategic framework for growth of the market towns and key centres is set out in **Policy CS3: The market Towns and other key centres**. The number of housing completions in the market towns/key centres is a key indicator of the effectiveness of Policy CS3.

Within the market towns/key centres the largest number of completions this year took place in Whitchurch where the largest single development was for 35 sheltered apartments by McCarthy & Stone.

Bridgnorth saw a number of completions mainly due to a further 34 completions on the Wenlock Road site, Tasley and 28 completions at the former Bridgnorth College site off Stourbridge Road.

Policy CS1: Strategic Approach, **Policy CS2: Shrewsbury- development strategy** and **Policy CS3: The market Towns and other key centres** set out the strategic approach for employment development in Shropshire. Table 10 show the scale and distribution of Class B development across Shropshire from 2006 to 2013 which comprises 67 ha of developed land.

The main areas of development are in the central and northern areas of the County with lower levels of employment development in the south and east.

Table : Class B Completions 2006 to 2013 - by Location and Year

Location	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	HECTARES							
SHROPSHIRE	**15.6**	**11.1**	**13.0**	**7.9**	**5.1**	**11.1**	**3.3**	**67**
North West	**1.9**	**1.4**	**0.7**	**1.9**	**0.6**	**1.7**	**0.2**	**8.5**
Oswestry	1.8	0.5	0.2	1.9	0.6	1.7	0.2	6.8
Ellesmere	0.1	1.0	0.5	0.0	-	-	-	1.7
North East	**4.8**	**0.4**	**3.7**	**2.1**	**2.4**	**3.3**	**0.1**	**16.7**
Market Drayton	0.2	0.0	1.4	1.3	1.0	0.1	0.0	4.1
Whitchurch	2.6	0.3	0.2	0.6	1.3	3.1	0.0	8.2
Wem	1.9	-	2.1	0.2	0.1	0.0	0.0	4.5
Central	**6.2**	**4.8**	**6.8**	**2.7**	**0.3**	**4.8**	**2.1**	**27.7**
Shrewsbury	6.2	4.8	6.3	2.5	0.3	4.8	1.7	26.6
Minsterley & Pontesbury	-	-	0.5	0.2	0.0	-	0.4	1.1
South	**0.2**	**2.9**	**1.0**	**1.1**	**1.4**	**1.1**	**0.7**	**8.5**
Ludlow	0.1	1.8	0.3	0.7	0.4	0.6	0.0	4.0
Bishops Castle	-	0.8	0.5	0.4	0.3	0.3	-	2.4
Craven Arms	0.1	0.2	0.1	-	-	0.1	-	0.5
Church Stretton	-	-	-	-	0.4	-	0.6	1.0
Cleobury Mortimer	0.0	0.0	0.1	-	0.3	-	0.1	0.6
East	**2.6**	**1.6**	**0.8**	**0.0**	**0.4**	**0.1**	**0.2**	**5.7**
Bridgnorth	0.4	1.6	0.8	0.0	0.4	-	0.0	3.2
Shifnal	1.9	-	-	-	-	-	0.2	2.0
Much Wenlock	-	-	-	-	-	-	-	-
Broseley	0.3	-	-	-	-	-	-	0.3
Highley	-	-	-	-	-	0.1	-	0.1
Albrighton	-	-	-	-	-	-	-	-

Table 10: Employment completions in each market town/key centre and in total over previous five years

Table : Class B Completions 2006 to 2013 - by Location and Use

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	SG	Total
	HECTARES						
SHROPSHIRE	**15.7**	**0.0**	**5.8**	**21.0**	**24.5**	-	**67**
North West	**1.1**	**0.0**	**0.8**	**2.4**	**4.2**	-	**8.5**
Oswestry	0.7	-	0.7	1.7	3.8	-	6.8
Ellesmere	0.4	-	0.1	0.7	0.4	-	1.7
North East	**2.0**	**0.0**	**0.8**	**9.1**	**4.8**	-	**16.7**
Market Drayton	0.0	-	0.3	1.1	2.6	-	4.1
Whitchurch	1.5	-	0.3	5.0	1.4	-	8.2
Wem	0.5	-	0.2	3.0	0.7	-	4.5
Central	**10.0**	**0.0**	**2.9**	**5.1**	**9.6**	-	**27.7**
Shrewsbury	10.0	-	2.9	4.8	8.9	-	26.6
Minsterley & Pontesbury	-	-	-	0.3	0.8	-	1.1
South	**2.1**	**0.0**	**0.6**	**2.6**	**3.2**	-	**8.4**
Ludlow	1.4	-	0.0	0.8	1.8	-	4.0
Bishops Castle	0.4	-	0.1	1.2	0.7	-	2.3
Craven Arms	0.0	-	0.2	0.2	0.7	-	1.1
Church Stretton	0.2	-	0.0	0.2	-	-	0.4
Cleobury Mortimer	0.1	-	0.3	0.2	0.0	-	0.6
East	**0.5**	**0.0**	**0.7**	**1.8**	**2.7**	-	**5.7**
Bridgnorth	0.4	-	0.3	0.8	1.7	-	3.2
Shifnal	-	-	-	1.0	1.0	-	2.0
Much Wenlock	-	-	-	-	-	-	0.0
Broseley	-	-	0.3	-	-	-	0.3
Highley	0.1	-	-	-	-	-	0.1
Albrighton	-	-	-	-	-	-	0.0

Definitions:
B1a- Use of an office (other than financial and professional services) that can be carried out in any residential area without detriment to the amenity of that area.
B1b – Research and development of products or processes that can be carried out in any residential area without detriment to the amenity of that area.
B1c – Any industrial process that can be carried out in any residential area without detriment to the amenity of that area.
B2 – General industrial
B8 – Storage or Distribution
SG – Sui generis

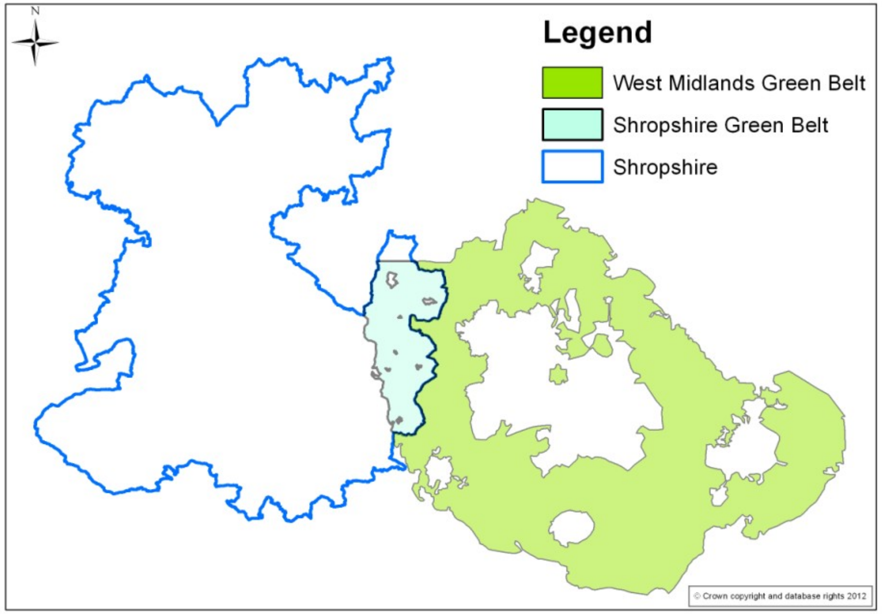
Table 11: Employment completions by B class type in each market town/key centre and in total over previous five years

Shrewsbury, Whitchurch and Oswestry have been the key drivers of employment development during this period. The type of Class B uses being developed are primarily B8 Storage and Distribution and B2 General Industry which comprise over 67% of the completions. There is also significant demand for Class B1(a) office floorspace in Shrewsbury and some of the Market Towns and Key Centres.

Table 12: Extant planning permissions in the Green Belt

	Completions 2012-2013	Outstanding permissions at April 2013
Housing by number of dwellings	9	83
Number of residential caravans	0	0
Employment land (site area ha)	0.172	1.036
Retail (floor space sqm)	0	370
Holiday lets (no of units)	2	22
Communal residential (site area ha)	0.566	0.142
Other (ha) e.g. hotel, leisure, community use	0.327	6.902

Figure 4: Extent of the West Midlands Green Belt in Shropshire



Green Belt

There are a number of outstanding planning permissions for a variety of uses in Green Belt. Permissions include over a hectare of employment land and over 6 hectares of land for hotel, leisure and community facilities.

Policy CS5: Countryside and Green Belt strictly controls new development in the Green Belt in line with the national requirements set out in the NPPF. There is a presumption against inappropriate development in the Green Belt.

Barn conversions

In the reporting year a total of 51 dwellings were created as a result of a barn conversion.

Table 13: Dwellings created from barn conversions.

Year	Net number of dwellings
12-13	51

Creating Sustainable Places is about ensuring development is well designed and helps to deliver more sustainable places. The following monitoring indicators relate to policies CS6 to CS9 which relate to design, communications, facilities and infrastructure provision:

Table 14: Renewable energy capacity installed by type

	2012-2013
Solar Panels	55
Wind Turbine	17
Solariums for passive heat	0
Ground Source Heat Pumps	0

Renewable Energy

There were 55 applications granted for solar panels this reporting year including an application granted near Westbury for a 8.9MW energy ground mounted solar array. Many of the other applications related to agricultural buildings. There were 17 applications granted for wind turbines mainly related to farms. Although there are no targets set out in **CS6: Sustainable Design and Development Principles** and **CS8: Facilities, Services and Infrastructure** they seek to support appropriate renewable energy proposals.

This core output indicator is hard to monitor effectively as smaller householder renewable energy generation projects may frequently be permitted development under the General Developments Procedure Order (GDPO) and there are therefore no accurate records of completed developments.

There is no data available on the use of solariums. This is likely to be because there is not normally a requirement for planning permission as the use of glass panels is an aspect which can be incorporated into the design of a development so wouldn’t necessarily need planning permission on its own right. There have been no planning applications which have been submitted over the last year which incorporate ground source heat pumps. Again, this is not to say that none have been developed as they do not necessarily need planning permission.

Infrastructure

Policy CS1: Strategic Approach, CS3: Market Towns and Other Key Centres, CS4: Community Hubs and Community Clusters, CS7: Communications and Transport, CS8: Facilities, Services and Infrastructure all reference the need to provide and improve local infrastructure in order to contribute to local sustainability.

The LDF Implementation Plan incorporating The Place Plans identifies: infrastructure requirements for Shropshire's settlements; where developer contributions will be sought and the strategic and local priorities for the spend of CIL funding.

The Implementation Plan and accompanying Place Plans for each Market Town/Key Centre have been updated annually, in order to take into account changes as they come forward.

Design

Policy CS6: Sustainable Design and Development Principles references the importance of local design guidance in decision making.

The following Community Led Plans contained local design policy/ guidance and have been endorsed and adopted by Shropshire Council for development management purposes:

- Oswestry 2020 Town Plan
- Broseley Town Plan
- Albrighton Neighbourhood Plan 'Lite'

Policy CS6: Sustainable Design and Development Principles sets out the policy approach to ensuring development proposals incorporate a quality of design, respect the context and character of their surroundings, and safeguard the amenity of adjacent occupiers.

In 2012-2013 90 planning applications were refused by Shropshire Council on the grounds of being contrary to **Policy CS6**.

Of these applications 10 were allowed after appeal to the Planning Inspectorate.

	2012-2013
Applications refused on Policy CS6 grounds	90

Table 15: Applications refused on grounds of being contrary to Policy CS6

Transport

Policy CS7: Communications and Transport requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure to ensure a sustainable pattern of development.

The Local Transport Plan (LTP) covers all aspects of transport and highways, including walking, cycling, public transport, car-based travel, freight, and the management and maintenance of highways. The LTP for 2011-2026 is currently being prepared. The LTP includes a series of highways/transport performance indicators that are also used to help monitor Policy CS7.

The provisional LTP (2011-2026) and the LTP Implementation Plan 2012/2013, which reports on the performance indicators, are available to download via http://shropshire.gov.uk/public-and-passenger-transport/local-transport-plan/. The information below represents the key findings but the LTP indicators are not reproduced here in full and more detailed information is contained in the LTP Implementation Plan 2012/2013.

The proportion of roads where maintenance should be considered stood at 6% of Principal (A) Roads and 12% of Non-Principal (B & C) Roads (2011/12). This has increased slightly year on year since 2008/09. The number of road accident casualties has shown a downward trend. There has been a significant decrease in the number young driver casualties. Motorcyclists remain the highest risk group. The number of people killed or seriously injured has decreased year on year since 2007 and the national target of a 50% reduction by 2020 remains on schedule.

The number of bus passengers has decreased slightly in recent years. Use of commercial enterprises has decreased by 1% from 2006/07 to 2010/11. Subsidised bus services have seen a 4% decrease in users between 2007/08 and 2011/12. 83% of buses were on time in 2011.

B) Meeting Housing Needs

This section of the AMR covers the **'Meeting Housing Needs'** section of the Core Strategy which sets out the overall approach to delivering new housing in the quantity and form to support the sustainable needs. The policies seek to ensure the supply and delivery of a range of to meet housing needs in Shropshire.

Housing Trajectory

Policy CS10: Managed Release of Housing Land of the Core Strategy sets out the mechanism for the release of sites so that a five year supply of housing land will be maintained over the plan period.

This includes phasing measures based on the expected housing trajectory and reflecting timing constraints due to the need for infrastructure to be put in place. Table 16 shows how housing delivery has performed over the first seven years of the plan period, in relation to the target in CS10.

Delivery on the ground has been less than the target in the last four years although the total completions did rise slightly in this reporting year.

Table 16: Housing completions 2006-2013 and CS10 requirements

Shropshire							
Year	**06-07**	**07-08**	**08-09**	**09-10**	**10-11**	**11-12**	**12-13**
Target	1190	1190	1190	1190	1190	1390	1390
Performance	1228	1106	1265	1112	984	724	847

Figure 5: Housing completions 2006-2013 and CS10 requirements

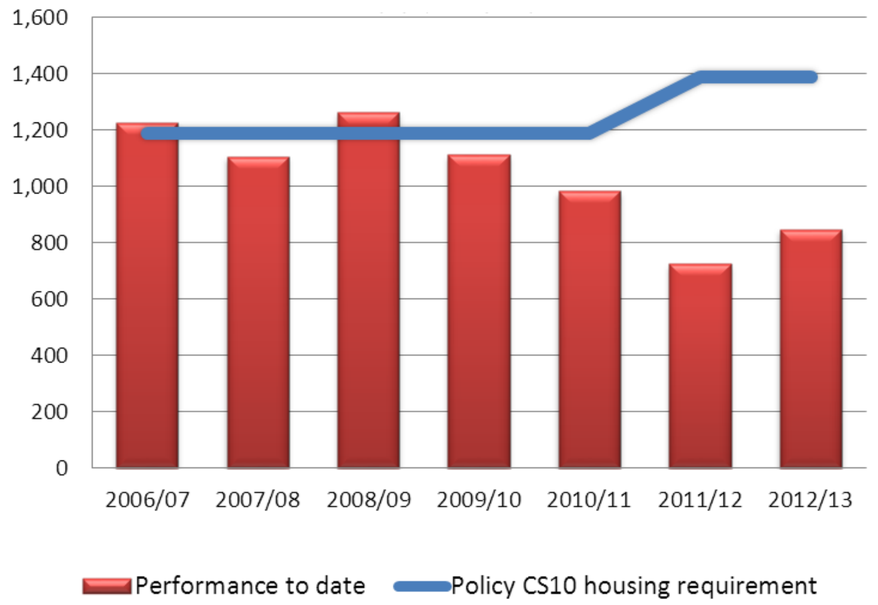


Table 17: Housing trajectory for Shropshire

Shropshire			
	Net Completions	**Projected delivery**	**Core Strategy Target 2006-2026 Policy CS10: Phasing Time Bands**
2006-2007	1228		1190
2007-2008	1106		1190
2008-2009	1265		1190
2009-2010	1112		1190
2010-2011	984		1190
2011-2012	724		1390
2012-2013	847		1390
2013-2014		1000	1390
2014-2015		1150	1390
2015-2016		1260	1390
2016-2017		1300	1390
2017-2018		1300	1390
2018-2019		1300	1390
2019-2020		1300	1390
2020-2021		1300	1390
2021-2022		1350	1530
2022-2023		1350	1530
2023-2024		1350	1530
2024-2025		1350	1530
2025-2026		1350	1530

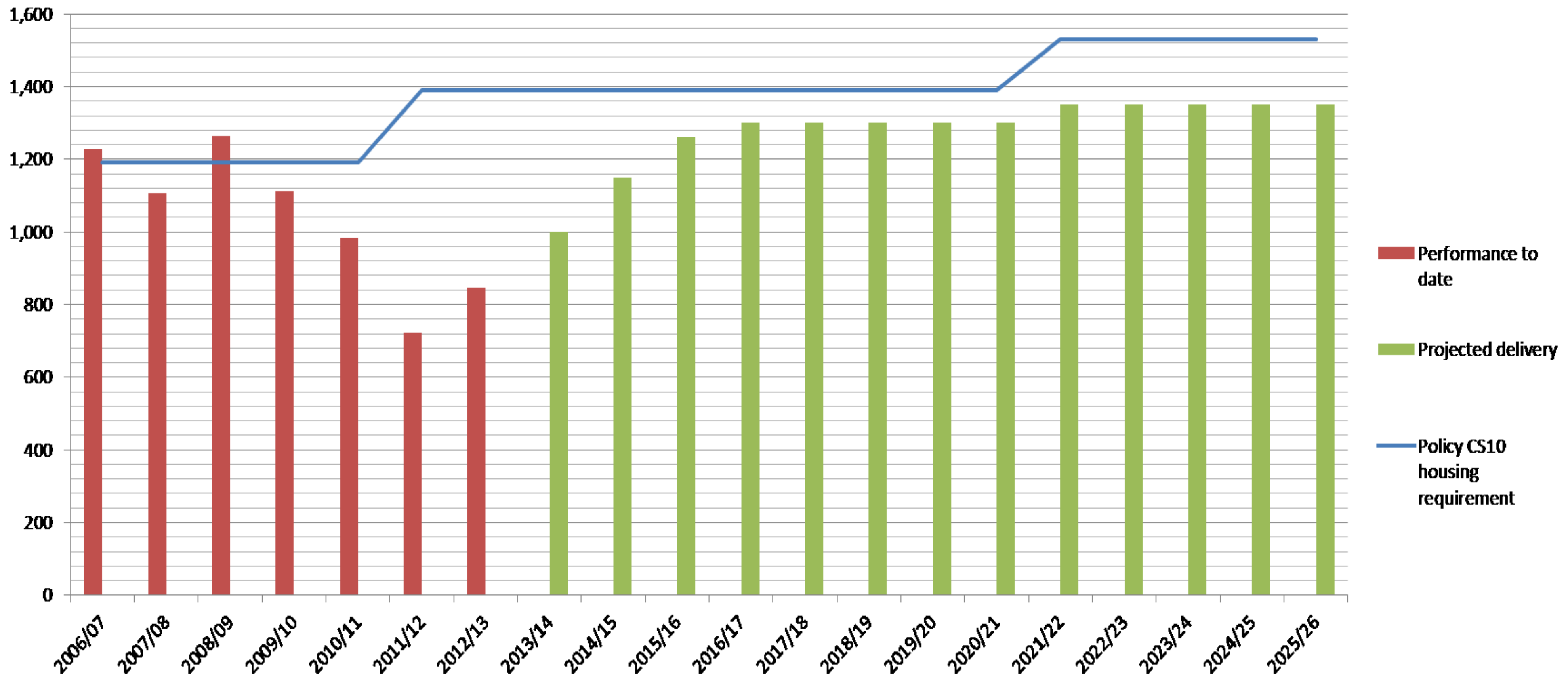


Figure 6: Housing trajectory for Shropshire

Table 18: Housing trajectory for Shrewsbury

Shrewsbury			
	Net Completions	**Projected net dwellings**	**Core Strategy Target 2006-2026 Policy CS10: Phasing Time Bands (pro-rata)**
2006-2007	196		281
2007-2008	173		281
2008-2009	254		281
2009-2010	271		281
2010-2011	262		281
2011-2012	181		328
2012-2013	245		328
2013-2014		275	328
2014-2015		280	328
2015-2016		312	328
2016-2017		361	328
2017-2018		409	328
2018-2019		401	328
2019-2020		399	328
2020-2021		411	328
2021-2022		414	361
2022-2023		414	361
2023-2024		414	361
2024-2025		414	361
2025-2026		414	361

Policy CS10: Managed Release of Housing Land of the Core Strategy sets out the mechanism for the release of sites.

A pro-rata has been applied to Shrewsbury to support the delivery of **CS2: Shrewsbury – Development Strategy.**

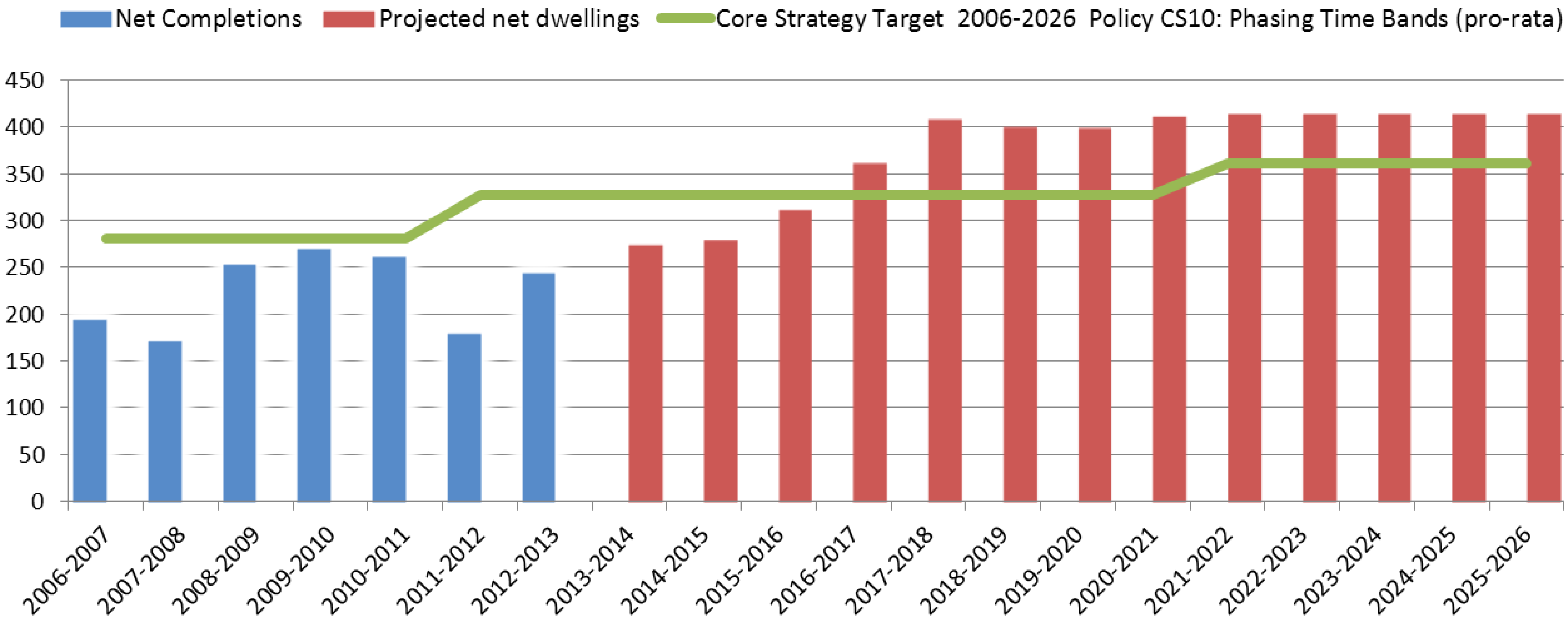


Figure 7: Housing trajectory for Shrewsbury

Statement of Five Year Land Supply

The National Planning Policy Framework (NPPF) (March 2012) requires local planning authorities to boost the supply of housing. To help to do this local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements, with an additional buffer to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

A five year housing land supply statement has been produced for Shropshire and Shrewsbury at 1st April 2013, and is available on the Council's website (via: www.shropshire.gov.uk/planningpolicy.nsf). This statement includes full details of the specific sites. In the interests of brevity, summary tables set out below providing an overview of the supply. The five year housing land supply statement sets out the Council's assessment of its supply of housing land over the next five years, having regard to Government guidance on how this is calculated. The assessment is based on the housing requirements and timescales for delivery set out in the adopted Core Strategy.

The table shows a supply of 4.95 years for Shropshire and 5.28 years for Shrewsbury based on the targets in the adopted Core Strategy. Without inclusion of an additional buffer (20%) or seeking to 'catch up' within the 5 years past under-delivery, primarily caused by the economic downturn, there is a supply of 6.99 years for Shropshire and 7.89 years for Shrewsbury.

Table 19: Five Year Supply of Housing Land for Shropshire at 1st April 2013

A	Total Deliverable Housing Land Supply - see table 3	9710
B	Five Year Housing Requirement (2013-2018) - see table 2	9,804
C	Surplus/Deficit in requirement (A - B)	-94 (99 %)
D	Number of Years' Supply	4.95 years

Table 20: Five Year Supply of Housing Land for Shrewsbury at 1st April 2013

A	Total Deliverable Housing Land Supply - see table 6	2,596
B	Five Year Housing Requirement (2013-2018) - see table 7	2,457
C	Surplus/Deficit in requirement (A - B)	+139 (106%)
D	Number of Years' Supply	5.28 years

The Shropshire Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA is being updated and a Draft SHLAA is due to be published in March 2014.

The SHLAA is an important tool for local authorities as it provides an overall land availability picture. The SHLAA includes a wide range of sites, including greenfield sites on the main settlements edges. It focuses on the deliverability of sites as well as their suitability for development and will assist in demonstrating the land that is available. The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that councils maintain a five-year supply of housing land. The SHLAA does not in itself determine whether a site should be allocated for housing development or all locations where future housing growth will occur. It set outs information on developable land availability for growth options for the identified settlements to be investigated further through the plan-making process.

A Draft SHLAA is due to be published in March 2014.

2009 SHLAA

The 2009 SHLAA for Shropshire was carried out following a call for sites which was carried out during August – September 2009. The assessment has a base date of 1st April 2009 and was carried out by officers of Shropshire Council following the same methodology agreed by the SHLAA Steering Group at the outset of the initial study.

In 2009 a total of 1315 sites in some 61 settlements across Shropshire were included in the study. Of these 182 sites were identified as suitable, available and achievable, giving a total of 5,532 dwellings that could potentially be developed in the period to 2026. The majority of these are considered likely to be developed within the first 10 years. The study also indicated that a total of 6,285 dwellings have planning permission for development as at 1 April 2009 and are considered deliverable. Therefore, the total source of housing potential identified by the 2009 Update SHLAA (the combined total of the figures above) is 11,817.

The 2009 SHLAA indicated that there was a shortfall of 11,758 dwellings based on the identified source of housing potential (see above) and the number of completions since 2006 against the Core Strategy target of 27,500.

Affordable Housing Prevailing rate

Developer contributions to affordable housing:-

Core Strategy **Policy CS11**: **Type and Affordability of Housing** states that "all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to" the "current prevailing target rate, set using the Shropshire Viability Index".

The Shropshire Core Strategy was the first adopted plan in the country to apply a dynamic viability policy approach. The Supplementary Planning Document (SPD) on Type and Affordability of Housing, which was updated in 2012, explains the process for assessing viability information (www.shropshire.gov.uk/housingspd). This 'future proofs' a viability study by allowing changes in market conditions to be taken into account when applying the results of the viability study to planning decisions, in particular changes in the following significant variables:

- Sales prices
- Construction costs
- Land values

Dynamic viability enables changes in these three variables over time to be reflected in an annual readjustment to the prevailing target rate for affordable housing, using a table known as the Viability Index. The Viability Index presents not just the current results of the model, using current sales prices, construction costs and land values, but also presents the results of possible future changes in sales prices, construction costs and land values.

The updated viability model is set out in the **Shropshire Viability Study (May 2013)** (available to download from www.shropshire.gov.uk/housingspd). The following target rates came into effect in September 2013 following approval by Shropshire Council Cabinet:

- **Area A 20%**
- **Area B 15%**
- **Area C 10%**

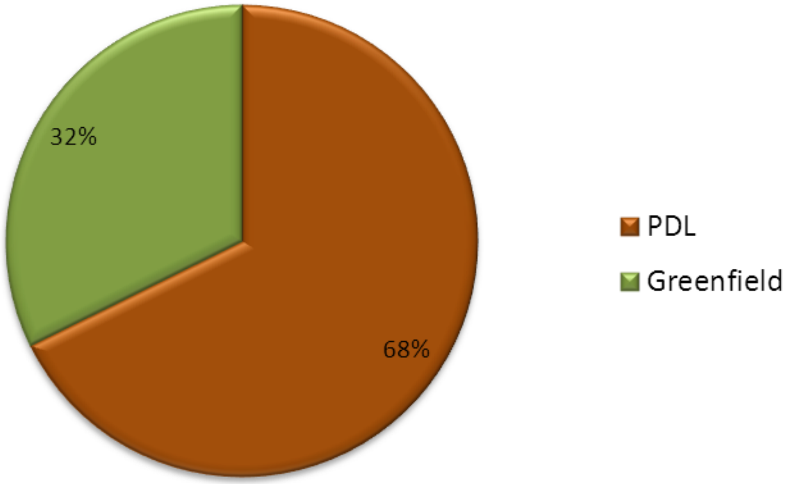
A map showing where the three area rates apply and further information on the housing viability methodology can be found via: www.shropshire.gov.uk/housingspd. The map is also reproduced on the following page.

Figure 8: Map showing affordable housing target rate areas 2013

Table 21: Percentage of new and converted dwellings on Previously Developed Land

	2011-12	2012-13
Target	60%	60%
Performance	61%	68%

Figure 9: Pie chart showing split between dwellings built on PDL (brownfield) and Greenfield



Brownfield Development

CS10: Managed Release of Housing Land sets a target of 60% of overall housing development on brownfield land. This target has been exceeded this year

In this reporting year 68% of dwellings have been developed on previously developed (or brownfield) land. This represents a proportional increase of 7% on the number of dwellings built on brownfield land the previous year.

The largest number of completions was at the Spring Gardens site in Shrewsbury with 60 dwellings developed on the former MEB/BT site

Of the greenfield land 51 dwellings were completed by Taylor Wimpey homes on land east of Park Farm, Shifnal. This development will be for a total of 178 new homes. 83 dwellings have been completed to date.

Affordable Housing

The number of affordable housing completions slightly decreased overall from the previous reporting year. There was a greater contribution form intermediate affordable housing to the overall target than the previous year.

Completions this year include 15 units at land east of Park Farm, Shifnal, 13 at Oakwood View, Hanwood and 18 at Mytton at Royal Shrewsbury Hospital South.

Policy CS11: Type and Affordability of Housing sets out an aspirational target over the Plan Period of 33% of housing developed being for local needs affordable. It is acknowledged that this is an aspirational target based on increasing affordable housing provision, since only 15% of housing provision over the 5 years prior to adoption had been affordable. The total for this year is around 18% of net housing completions.

The Core Strategy set in place a viability assessment to inform the contribution of all market housing to the development of affordable housing. This rate is now geographically set across zones with rates of 20%15% and 10% (at September 2013). Further information on the affordable housing prevailing target rate and dynamic index can be found on the previous pages.

Table 22: Affordable Housing completions

Year	Number of social rented completions	Number of intermediate housing completions	Total
2011-2012	109	48	157
2012-2013	89	64	153

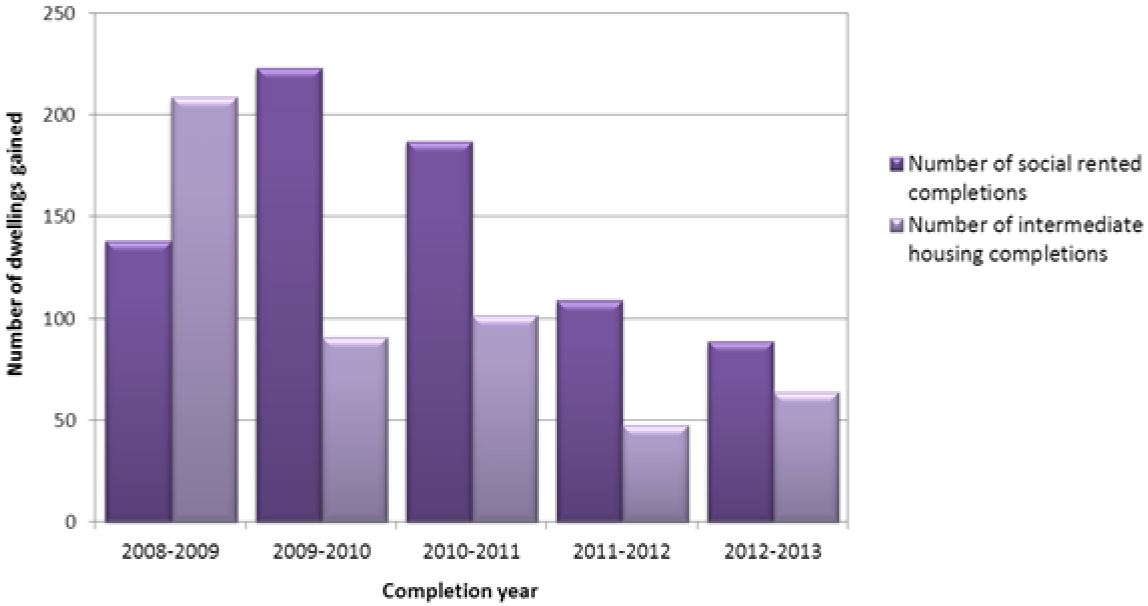


Figure 10: Affordable housing completions showing number of social rented and intermediate properties

House type	2011-2012	2012-2013
Annexe	0	0
Apartment/flat	146	193
Detached bungalow	56	64
Detached house	247	310
Maisonette	0	0
Semi detached bungalow	32	11
Semi detached house	105	182
Terraced bungalow	15	0
Terraced house	157	172
Unknown	0	0
Total	758	932

Table 23: Dwellings completed by house type 2012-2013

Type of Houses

Tables 23 and 24 show information relating to the dwellings built by dwelling type and the number of bedrooms in each property by type.

Policy CS11: Type and Affordability of Housing seeks to ensure a mixed and balanced approach to the development of new housing types and sizes to meet the diverse housing needs of Shropshire residents.

This year around 33% of new dwellings have been detached. The next popular dwelling types are apartments (21%), semi-detached houses (20%) terraced houses (18%). This reflects a fairly balanced development of housing types.

The most frequent size of property types this year are 4 bed detached houses, 3 bed semi-detached houses and 2 bed flats. Across all dwelling types 3 bedroom sized properties represented 33% of completed developments in the reporting year.

	Number of bedrooms						
	1 bed	2 beds	3 beds	4 beds	5 Beds	6 beds	Total
Apartment/flat	63	118	12	0	0	0	193
Detached bungalow	8	32	16	6	2	0	64
Detached house	1	17	73	155	57	7	310
Semi detached bungalow	3	8	0	0	0	0	11
Semi detached house	4	49	107	14	0	8	182
Terraced house	7	47	96	22	0	0	172
Total	86	271	304	197	59	15	932

Table 24: the number of bedrooms in each house type 2012-2013

Table 25: Net additional Gypsy and Traveller pitches

	2011-12	2012-13
Gain	1	17
Loss	0	0
Total	1	17

Gypsy and Traveller Provision

Policy CS12: Gypsy and Traveller Provision sets out the approach for meeting the need accommodation needs of Gypsies, Travellers and Travelling Showpeople. Table 25 shows known permissions granted for Gypsy and Traveller pitches over the last two years.

It is evident that there were significantly more approvals in 2012/13 than the previous year. This is explained by a slight increase in the number of applications in 2012/13 but also by decisions being made this year on a number of applications submitted in 2011/12 and therefore being counted in 2012/13 statistics. The trend is for applications for 1 or 2 pitches, with a single large approval for 10 pitches at Park Hall, near Oswestry, which relates to the extension of a long established Council site.

C) A prosperous economy

The policies set out in the **'A Prosperous Economy'** section of the Core Strategy out the overall approach to delivering sustainable economic growth. This section of the AMR examines the indicators related to employment land development, retail and tourism.

Employment

Strategic Employment Land Supply 2006 - 2026

The Strategic Land Supply in Table 26 below illustrates the total employment land supply between 2006 and 2026 for completed and future development, with the current total supply being 429ha comprising a portfolio of land and premises equal to 296ha of which 167ha comprises the Reservoir of readily available land for the period 2013 to 2018..

This Table describes the scale and distribution of the employment land supply in relation to Core Strategy policies **CS13: Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land**, which aim to provide and manage a flexible and responsive supply of employment land to deliver 290ha of development.

The central and northern areas of Shropshire are key drivers of employment development. This is evidence from completed development from 2006 to 2013 and is also reflected in the portfolio of employment land and premises comprising committed and allocated employment sites. The pattern of land provision in the centre and north of the County will support the key role of Shrewsbury and the Market Towns of Oswestry, Market Drayton and Whitchurch. The Key Centres of Ellesmere and Wem are also expected to perform well to meet the needs of those communities which rely on these centres for employment and services.

Key employment areas in the south and east of the county are Ludlow, Bishops Castle, Bridgnorth, Shifnal and Craven Arms which will be the principal growth point in the south of the County. Growth in Craven Arms reflects firstly, the need to complement the role of Ludlow which must now grow beyond its current physical boundaries and secondly the need to reshape the pattern of land uses within Craven Arms so it may better perform its role as a key centre for employment and services.

The provision of windfall development across Shropshire will be dependent on individual settlement strategies and the availability of development opportunities. Primarily seeking to achieve a sustainable balance between housing development and the availability of employment, windfall development for Class B uses may equally be located in Shrewsbury, the Market Towns or key Centres. Windfall allowances are highest in the north, making up 50% of the overall provision reflecting the significant distribution of Hubs and

Table 26: Strategic employment supply 2006-2006

LOCATION	COMPLETED DEVELOPMENT 2006 - 2013	PORTFOLIO OF LAND & PREMISES 2013 - 2018				WINDFALL ALLOWANCE 2013 - 2026	STRATEGIC LAND SUPPLY 2006 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites	TOTAL PORTFOLIO		
							HECTARES
SHROPSHIRE	**67**	**46**	**81**	**169**	**296**	**66**	**429**
North West	**8**	**14**	**-**	**48**	**62**	**20**	**91**
Oswestry	6.8	13.8	-	39	53	16	75.6
Ellesmere (W)	1.7	0.4	-	9	9.6	4.0	15.3
North East	**17**	**15**	**43**	**35**	**94**	**13**	**123**
Market Drayton (W) (D)	4.1	11.5	30.3	16	58	6.0	67.9
Whitchurch (W) (D)	8.2	1.6	10.6	15	27	5.0	40.4
Wem (W)	4.5	2.1	2.5	4	9	2.0	15.1
Central	**28**	**8**	**21**	**44**	**73**	**11**	**112**
Shrewsbury (W)	26.6	7.8	21.2	43	72	10	109
Minsterley & Pontesbury	1.1	-	0.28	0.7	1.0	1.0	3.1
South	**8**	**6**	**8**	**22**	**35**	**12**	**56**
Ludlow	4.0	1.4	0.5	8.3	10	2.0	16.2
Bishops Castle	2.4	0.4	4.1	-	5	4.0	10.9
Craven Arms (W) (D)	1.1	3.7	3.5	10.5	18	2.0	20.8
Church Stretton	0.4	-	-	1.8	1.8	2.0	4.2
Cleobury Mortimer	0.6	0.1	-	1.0	1.1	2.0	3.7
East	**6**	**4**	**8**	**20**	**31**	**10**	**47**
Bridgnorth (W) (D)	3.2	3.7	5.5	14.8	24.0	5.0	32.2
Shifnal (W)	2.0	-	-	4	4.0	1.0	7.0
Much Wenlock	-	-	1.7	-	1.7	1.0	2.7
Broseley	0.3	-	-	1.25	1.3	0.75	2.3
Highley	0.15	-	0.6	-	0.6	-	0.8
Albrighton	-	-	-	-	0.0	2.0	2.0

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

(D) - Indicates sites dedicated to single occupier

Class B Completions 2006 - 2013

The tables (10 and 11) showing the scale and distribution of Class B development across Shropshire from 2006 to 2013 are presented in the Chapter 'Creating Sustainable Places'. The tables show the following development trends:

- There were 67ha of land developed for Class B uses from 2006 to 2013;
- The main areas of development were in the central and northern areas of the County with lower levels of employment development in the south and east Shrewsbury, Whitchurch and Oswestry were the key drivers of employment development during this period;

The principal types of Class B uses being developed are:

- B8 Storage and Distribution and;
- B2 General Industry which comprise over 67% of the completions;
- Demand for Class B1(a) office floorspace is experienced in Shrewsbury and the Market Towns and Key Centres of Oswestry, Whitchurch, Ludlow, Bridgnorth and Ellesmere, Wem and Bishop's Castle as shown in the Table.

Table 27: Class B permissions – net floorspace development 2006-2013

Table : Class B Completions 2006 to 2013 - Net Floorspace by Use and Year

USE TYPE	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	NET FLOORSPACE							
SHROPSHIRE	**53654**	**32467**	**41500**	**27495**	**19300**	**35163**	**15404**	**224983**
B1a	10028	10308	11601	3481	1955	3280	185	**40838**
B1b	0	0	0	0	0	0	0	**0**
B1c	5529	2458	2852	1549	2354	3453	2784	**20979**
B2	23848	7156	8985	8827	6826	15759	4683	**76084**
B8	14249	12545	18062	13638	8165	12671	7752	**87082**
SG	0	0	0	0	0	0	0	**0**

Commitments at April 2013

Table 28

Table : Commitments at April 2013 - Existing Employment Areas

SHROPSHIRE	B1	B2	B8	SG	Total
	HECTARES				
SHROPSHIRE	**20.4**	**18.0**	**8.3**	**-**	**47**
North West	**5.28**	**7.98**	**1.01**	**-**	**14.3**
Oswestry	5.07	7.98	0.80	-	13.85
Ellesmere	0.21	-	0.21	-	0.42
North East	**6.82**	**5.68**	**2.80**	**-**	**15.3**
Market Drayton	6.27	3.00	2.26	-	11.52
Whitchurch	0.55	0.55	0.55	-	1.64
Wem	-	2.13	-	-	2.13
Central	**3.59**	**1.99**	**2.23**	**-**	**7.8**
Shrewsbury	3.59	1.99	2.23	-	7.81
Minsterley & Pontesbury	-	-	-	-	0.00
South	**3.65**	**1.00**	**0.92**	**-**	**5.6**
Ludlow	1.01	0.27	0.14	-	1.42
Bishops Castle	0.32	0.05	-	-	0.37
Craven Arms	2.21	0.69	0.77	-	3.67
Church Stretton	-	-	-	-	0.00
Cleobury Mortimer	0.11	-	-	-	0.11
East	**1.04**	**1.32**	**1.30**	**-**	**3.7**
Bridgnorth	1.04	1.32	1.30	-	3.66
Shifnal	-	-	-	-	0.00
Much Wenlock	-	-	-	-	0.00
Broseley	-	-	-	-	0.00
Highley	-	-	-	-	0.00
Albrighton	-	-	-	-	0.00

Existing employment areas located primarily in the centre and north of the County provide a strong underlying supply of readily available and developable sites. Committed development sites provide a more even distribution accounting for 66% of permitted development, Shrewsbury and the Market Towns are the principal focus for this development.

Table 29

Table : Commitments at April 2013 - New Committed Sites

SHROPSHIRE	B1	B2	B8	SG	Total
	HECTARES				
SHROPSHIRE	**27.1**	**44.8**	**8.7**	**-**	**81**
North West	**0.00**	**0.00**	**0.00**	**-**	**0.00**
Oswestry	-	-	-	-	0.00
Ellesmere	-	-	-	-	0.00
North East	**13.28**	**28.76**	**1.26**	**-**	**43.3**
Market Drayton	6.00	24.24	-	-	30.24
Whitchurch	4.80	4.52	1.26	-	10.58
Wem	2.48	-	-	-	2.48
Central	**10.08**	**6.81**	**4.57**	**-**	**21.5**
Shrewsbury	9.80	6.81	4.57	-	21.18
Minsterley & Pontesbury	0.28	-	-	-	0.28
South	**2.19**	**4.32**	**1.60**	**-**	**8.1**
Ludlow	0.58	-	-	-	0.58
Bishops Castle	0.46	3.18	0.46	-	4.10
Craven Arms	1.14	1.14	1.14	-	3.43
Church Stretton	-	-	-	-	0.00
Cleobury Mortimer	-	-	-	-	0.00
East	**1.56**	**4.88**	**1.27**	**-**	**7.7**
Bridgnorth	0.42	4.33	0.72	-	5.47
Shifnal	-	-	-	-	0.00
Much Wenlock	0.55	0.55	0.55	-	1.66
Broseley	-	-	-	-	0.00
Highley	0.59	-	-	-	0.59
Albrighton	-	-	-	-	0.00

Oswestry was a key driver of employment development but committed land (Weston Farm) now has limited prospects of delivery. Oswestry will provide a higher allocation of 39ha to replenish the supply in the north west. Other key locations in the County are Ellesmere, Wem, Bishops Castle and Craven Arms.

Non Class B Completions 2006 – 2013

Policies **CS13 Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land** seek to deliver a flexible supply of employment land. This flexibility also leads to the development of non-class B uses for other types of development.

The main type of development is class C3 dwelling houses gaining 13.9ha of land from the employment land supply.

The majority of this housing development (9.1ha) is located in the north of the county.

Other key types of alternative development on employment land include retail, commercial services and sui generis uses.

Table 30

Table : Non Class B Completions 2006 to 2013 - by Location and Use

SHROPSHIRE	A1	A2	A3	A4	A5	C1	C2	C3	D1	D2	SG	Total
	HECTARES											
SHROPSHIRE	**2.9**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.4**	**13.9**	**3.8**	**1.3**	**8.8**	**31.8**
North West	**1.3**	**-**	**0.2**	**0.2**	**-**	**-**	**-**	**3.6**	**0.9**	**0.5**	**0.1**	**6.7**
Oswestry	0.0	-	0.2	0.2	-	-	-	2.7	0.9	0.1	0.1	4.1
Ellesmere	1.2	-	-	-	-	-	-	0.9	-	0.4	-	2.6
North East	**1.3**	**-**	**-**	**-**	**-**	**-**	**0.4**	**5.5**	**1.3**	**0.7**	**1.4**	**10.7**
Market Drayton	0.1	-	-	-	-	-	-	2.4	0.0	0.5	0.4	3.5
Whitchurch	1.1	-	-	-	-	-	0.4	2.1	-	0.2	0.4	4.2
Wem	0.0	-	-	-	-	-	-	1.0	1.3	-	0.7	3.0
Central	**0.3**	**0.2**	**0.0**	**-**	**0.0**	**-**	**-**	**1.3**	**1.3**	**0.1**	**6.3**	**9.5**
Shrewsbury	0.3	0.2	0.0	-	0.0	-	-	1.2	1.3	0.1	6.2	9.4
Minsterley & Pontesbury	-	-	-	-	-	-	-	0.1	-	-	0.0	0.1
South	**0.0**	**-**	**0.0**	**-**	**-**	**-**	**-**	**1.5**	**0.1**	**-**	**-**	**1.7**
Ludlow	-	-	-	-	-	-	-	0.1	0.0	-	-	0.1
Bishops Castle	-	-	-	-	-	-	-	0.1	-	-	-	0.1
Craven Arms	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Church Stretton	0.0	-	-	-	-	-	-	-	0.1	-	-	0.1
Cleobury Mortimer	-	-	0.0	-	-	-	-	1.4	_	-	-	1.4
East	**0.1**	**-**	**-**	**-**	**-**	**-**	**-**	**2.0**	**0.1**	**-**	**1.0**	**3.2**
Bridgnorth	0.1	-	-	-	-	-	-	0.9	0.1	0.0	0.8	1.8
Shifnal	-	-	-	-	-	-	-	0.5	-	-	0.2	0.7
Much Wenlock	-	-	-	-	-	-	-		-	-	-	-
Broseley	-	-	-	-	-	-	-	0.6	-	-	-	0.6
Highley	-	-	-	-	-	-	-	-	-	-	-	-
Albrighton	-	-	-	-	-	-	-	-	-	-	-	-

Table 31

Table : Non Class B Completions 2006 to 2013 - by Location and Year

Location	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	HECTARES							
SHROPSHIRE	**4.8**	**3.7**	**6.7**	**3.4**	**4.3**	**3.8**	**5.1**	**31.8**
North West	**0.1**	**0.2**	**1.4**	**2.0**	**0.9**	**1.7**	**0.4**	**6.7**
Oswestry	0.1	-	0.3	0.8	0.9	1.7	0.4	4.1
Ellesmere	-	0.2	1.1	1.3	-	-	-	2.6
North East	**1.5**	**1.7**	**1.5**	**1.0**	**1.9**	**0.7**	**2.4**	**10.7**
Market Drayton	0.5	0.1	-	-	0.1	0.7	2.2	3.5
Whitchurch	0.9	1.7	0.6	0.3	0.4	0.0	0.2	4.2
Wem	-	-	0.9	0.6	1.4	0.0	0.1	3.0
Central	**3.2**	**1.1**	**2.5**	**0.3**	**0.6**	**0.7**	**1.2**	**9.5**
Shrewsbury	3.1	1.1	2.5	0.3	0.6	0.7	1.2	9.4
Minsterley & Pontesbury	0.1	-	-	-	-	-	-	0.1
South	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.6**	**0.9**	**1.7**
Ludlow	0.0	-	-	0.0	-	0.0	0.1	0.1
Bishops Castle	-	-	-	-	-	-	0.1	0.1
Craven Arms	-	-	-	0.0	-	-	-	0.0
Church Stretton	0.0	-	-	0.1	-	-	-	0.1
Cleobury Mortimer	0.0	-	-	-	-	0.6	0.8	1.4
East	**0.0**	**0.6**	**1.3**	**0.0**	**0.9**	**0.1**	**0.2**	**3.2**
Bridgnorth	0.0	0.0	1.3	0.0	0.3	0.1	0.2	1.8
Shifnal	-	0.6	-	-	0.0	-	-	0.7
Much Wenlock	-	-	-	-	-	-	-	-
Broseley	0.0	-	-	-	0.6	0.0	-	0.6
Highley	-	-	-	-	-	-	-	-
Albrighton	-	-	-	-	-	-	-	-

Completed development for non-class B use highlights the similarity with completed development for class B use in that the key drivers for development are focussed in the north east and central areas.

At nearly 32 ha of completed development these development trends represent significant losses to the employment land supply. These development trends will be monitored through the life of the Local Plan.

Compared with class B development (67ha) the use of employment land for other uses is equal to 47% of employment land developed for class B employment uses.

Combined with class B development, the use of employment land for other uses (32ha) represents one third of all employment land developed from 2006 to 2013.

Table 32

Table : Employment Land Portfolio - Reservoir and Pipeline Supply

LOCATION	PORTFOLIO OF LAND & PREMISES 2013 - 2026	RESERVOIR SITES 2013 - 2018			Reservoir Supply 2013 - 2018	Pipeline Supply 2018 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites		
		HECTARES				
SHROPSHIRE	**296**	**48**	**59**	**60**	**166**	**130**
North West	**65**	**14**	**2**	**12**	**28**	**36**
Oswestry	53	14.0	-	12.0	26.0	27.0
Ellesmere (W)	9.6	0.4	2.0	-	0.4	9.2
North East	**94**	**16**	**20**	**15**	**50**	**45**
Market Drayton (W) (D)	58	12.0	6.0	14.5	32.5	25.8
Whitchurch (W) (D)	28	1.6	11.0	-	12.6	15.0
Wem (W)	8.5	2.0	2.5	-	4.5	4.0
Central	**73**	**8**	**21**	**14**	**43**	**30**
Shrewsbury (W)	72	8.0	21.0	13.0	42.0	30.0
Minsterley & Pontesbury	1.0	-	0.3	0.7	1.0	0.0
South	**32**	**6**	**8**	**9**	**23**	**9**
Ludlow	6.7	1.4	0.5	2.5	4.4	**2.3**
Bishops Castle	4.5	0.4	4.1	-	4.5	-
Craven Arms (W) (D)	18.0	4.0	3.5	4.5	12.0	6.0
Church Stretton	1.8	-	-	1.8	1.8	-
Cleobury Mortimer	1.1	0.1	**0**	0.3	0.4	0.7
East	**32**	**4**	**8**	**11**	**22**	**10**
Bridgnorth (W) (D)	24.0	3.7	5.5	6.6	15.8	8.2
Shifnal (W)	4.0	-	-	4.0	4.0	-
Much Wenlock	1.7	-	1.7	-	1.7	-
Broseley	1.3	-	-	-	-	1.3
Highley	0.6	-	0.6	-	0.6	-
Albrighton	0.0	-	-	-	-	-

(W) - Indicates sites preferred for Recycling and Environmental Industries
(D) - Indicates sites dedicated to single occupier

Land which has been included in the Reservoir of readily available sites (167ha) comprises over 50% of the portfolio of land and premises for the period from 2013 to 2026.

The Reservoir is required (in **Policy CS14**) to maintain a readily available supply above 72ha. The Table shows a Reservoir for the period 2013 to 2018 which is more than double the minimum requirement with over 60% of this readily available supply already comprising permitted development.

The Reservoir will be refreshed annually and a pipeline supply of 130ha is available for this purpose. The pipeline supply represents over 40% of the portfolio sites and is expected to form the supply principally for the period 2018 to 2026. The Reservoir sites for the period 2013 to 2018 are identified in Appendix 5.

Protected Employment Sites

The protection of existing employment areas will be implemented through SAMDev Policy MD9 and the degree of protection will be proportionate to the significance of the site in the hierarchy of existing employment sites. The significance of each employment area to be protected is shown in Appendix 6 as indicated in Table MD9.1 of the SAMDev Plan. The hierarchy of existing employment areas is also shown on the Policies Map for the purposes of SAMDev Policy MD9 criterion (1).

The protection of existing employment areas is expected to increase the capacity of the local economy to accommodate investment by protecting opportunities for the redevelopment of accessed and serviced employment land. This protection will primarily assist strategic and local employers to secure their operational base and to meet their business development needs for growth and expansion. The protection of existing employment areas along with the promotion of the portfolio of new land and premises in Policy MD4 will also help to deliver a sustainable pattern of development to balance the delivery of new housing on sites identified in the Local Plan. The protection of existing employment areas is a further means by which under-used or redundant brownfield land can be redeveloped to satisfy community needs and deliver a sustainable pattern of development.

Table 33: Business start-ups, deaths and active enterprises in Shropshire

	2010	2011
Enterprise start ups	1020	1105
Enterprise deaths	1390	1145
Active enterprises	12,750	12,775

Source: Office of national statistics

Policy CS13: Economic Development, Enterprise and Employment supports new sustainable economic development and promotes Shropshire as a business investment location.

The latest data available (from ONS) showed 1105 new enterprises started in 2011. The number of enterprise 'deaths' fell significantly from the number lost in Shropshire the previous year and the number of active enterprises slightly increased from the previous year's figures.

Retail, office and leisure

	Floor space (sqm)	Percentage in town centre
Retail (A1)	5498	3%
Office (B1a, A2)	1084	49%
Leisure (D2)	2774	6%
Total	**9356**	**9%**

Table 34: Amount of completed retail, office and leisure development in Shropshire and percentage in town centres 2012 - 2013

Definitions:

A1- Retail sale of goods to the public
B1a- Use of an office (other than financial and professional services) that can be carried out in any residential area without detriment to the amenity of that area.
A2- Financial and professional services
D2- Assembly and leisure for indoor or outdoor recreation

Over 9000sqm of retail, office and leisure development was completed in Shropshire between April 2012 and March 2013. Retail (A1 use) accounted for 59% of total completions.

CS15: Town and rural centres sets out a town centre first approach to the development retail, office and other town centre uses. In this reporting year the majority of development of these uses has taken place outside of town centres. 49% of office (B1a, A2) development and 6% of leisure (D2) took place in town centres.

In Whitchurch, a new Sainsbury's store off London Road opened in December 2012 creating around 230 jobs. Whilst in the rural area, in Whittington, a former scout hut was converted into a hairdressing salon creating 70sqm of A1 use. At the Ludlow Food Centre, Bromfield, work was completed on converting/redeveloping agricultural buildings to create a new unit for the display and sale of plants and garden equipment. Around 210 square metres of A1 floor space was created plus an outside display area.

CS16: Tourism, Culture and Leisure seeks to ensure sustainable tourism and leisure development. In this reporting year there was over 2700 sqm of leisure development. This contributes to the offer in Shropshire.

CS16: Tourism, Culture and Leisure seeks to support sustainable growth in tourism, leisure and recreation recognising the positive economic and social benefits that these sectors can bring to communities.

The latest available data set out in the recently published Tourism Economic Impact Assessment 2011 (2013) recognises the value of tourism in Shropshire and draws on local evidence of average occupancy levels and visitor numbers.

The visitor economy supports about **15,000** jobs in Shropshire. There were **11.6** million visitor trips in 2011 with an overall spend of **£501m**.

D) Environment

The **'Environment'** chapter of the Core Strategy sets the approach to ensure development protects and enhances Shropshire's natural, built and historic environment. The policies in this chapter of the Core Strategy focus on Shropshire's environmental assets, minerals and waste development and ensuring sustainable approach to water management.

Table 35: Areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance

	2009-2010		2013-2014	
	No.	Ha	No.	Ha
LNR	7	122.67	8	125.11
NNR	4	1633.9	4	798.44
RAMSAR	14	572.4	14	564.46
SAC	7	1695.6	7	932.45
SPA	0	0	0	0
SSSI	107	8023.8	113	7072.42
SWS	543	8905.9	587	11355.36
RIGS	293	1541.9	304	473.06

* The data in the Table 34 is based on area of designated sites in Shropshire alone. There has been a decrease in area designated as National Nature Reserve, RAMSAR, SAC and RIGS from 2010 – 2013 due to cross border coverage previously being included in the total area.

(source: Natural Environment Team)

LNR – Local Nature Reserve
NNR – National Nature Reserves
RAMSAR – Wetlands sites of International Importance
SAC – Special Areas of Conservation
SPA – Special Protection Areas
SSSI – Sites of Special Scientific Interest
SWS – Shropshire Wildlife Sites
RIGS – Regionally Important Geological Sites

Policy CS17: Environmental Networks sets out the approach to protect, restore, enhance and conserve the natural environment. The data in Table 34 shows the areas of designated sites in Shropshire. Although it appears there has been a decreased in designated sites from previous years this year's data effectively provides a baseline for future monitoring due to the change in calculation method noted above. Policy CS17 seeks to enhance environmental networks and create opportunities to reconnect and enhance where possible.

Habitat data

Comprehensive and accurate habitat data is not currently available for Shropshire. Natural England do provide national habitat inventories which cover Shropshire, however, even a cursory examination of these inventories highlights significant errors and omissions such that they are not considered accurate enough to monitor change. Shropshire Council has lead on projects to improve habitat inventories in Shropshire. The Natural Environment Team has successfully secured external funding to contribute to the costs of this work.

One example is the success of a 3 year LEADER project which came to an end in 2013. The projected highlighted the importance of setting up and engaging local wildlife community groups, and encouraging them to discover their natural heritage. The community groups were provided with training and support, which enabled them to undertake habitat surveys and discover the biodiversity on their doorstep.

Volunteers mapped approximately 9000 ha of countryside, discovering 213 ha of UK priority habitat. Volunteer input from this project alone was worth in excess of £15,000. The project also completed eight projects to restore or create local wildlife areas in Shropshire. More than 7,000 people now benefit from the improvements made to local green spaces, it is also estimated that £40,000 of work was provided to local business.

The data from this project is then digitalised by the Natural Environment Team. To date 21,112.76 hectares of the county have been digitalised using phase 1 habitat codes. This is then used to influence important habitat management plans, focus species survey work, and aid the planning system.

Data Gathering

Species recording is carried out comprehensively for many species groups and data of increasing quality is available for these groups from the Shropshire Ecological Data Network (SEDN), Shropshire's virtual local biological records centre. The Shropshire Wildlife Trust is the 'public face' of the SEDN and the project is managed by a steering group including representation from Shropshire Council, Telford & Wrekin Council, Natural England, Environment Agency, FSC Biodiversity Training Project, and several county species recorders.

The data originates from individual species recording societies and is verified by county experts before being added to the SEDN dataset, which is freely available for use on the National Biodiversity Network (NBN). Protected and Biodiversity Action Plan (BAP) species data are being provided to Shropshire Council Planning Service by the SEDN. The SEDN steering group has been successful in securing several sources of additional funding for species recording in Shropshire in 2012-2013.

As well as making species data available to Local Authorities and consultant ecologists the SEDN is making large amounts of species data available to the public through the National Biodiversity Network Website and on the Natural Shropshire web site. As of October 2013 SEDN holds over 701,889 records of 9,494 species, all available at full resolution to many user.

In order to continue the success of record collation members of the public are also being encouraged to submit sightings of wildlife through iRecord, links to which are on the Natural Shropshire website (www.naturalshropshire.org.uk). During 2013 3577 records were recorded in this way.

Local Sites

Local sites are identified and agreed by the Local Sites Partnership. Regular monitoring of the Local Sites means that sites are lost and gained more frequently than other designations. Shropshire Council has reported for the Single Indicator 160-000 in 2013 (formally known as the Local Area Agreement National Indicator 197: Biodiversity on Local Sites). Shropshire now has 578 County Wildlife Sites and 304 Regionally Important Geological and Geomorphological Sites (RIGS) making a total of 882 Local Sites. At least 37.6 percent of local sites were known to be in appropriate management in October 2013. This was made up of 262 wildlife sites and 67 RIGS.

Table 36: Planning applications with Environment Agency objections 2012/13

	2011-2012	2012 – 2013
No. of applications with EA objections	13	6
Planning application refused	0	2*
Planning application withdrawn	2	0
Permitted with condition(s) to reduce risk	9	2
Pending Consideration	2	2

*not refused on flood risk grounds but due to other matters

(Source: Environment agency)

During 2012-2013, the Environment Agency raised objection to 6 planning applications on the grounds of flood risk. Of these, 2 were granted planning permission with the use of conditions to ensure that flood risk issues were taken into account and the use of sustainable drainage techniques were incorporated into developments to ensure that the development did not make flooding or surface water issues worse.

Out of the 6 applications objected to, 2 were refused (although refused on other grounds rather than flood risk), and 2 are still awaiting a decision.

Policy CS18: Sustainable Water Management ensures developments integrate measures for sustainable water management.

It is encouraging that the number of applications with initial objections for the Environment Agency has reduced significantly from the previous year.

Minerals Planning

The mineral resources currently worked in Shropshire are aggregates (sand and gravel and crushed rock), building stone, brick clay, fire clay and coal. The aggregates industry is the most active. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets.

Mineral Aggregates

Aggregates represent the most significant mineral produced in Shropshire. National policy guidance requires Shropshire to maintain an adequate and steady supply of aggregates during the Plan period, taking account of the existing production guidelines established by the Aggregate Working Party.

Although revised sub-regional production guidelines were proposed for the period 2005 - 2020, these have not been agreed by the AWP. **Policy CS20: Strategic Planning for Minerals** therefore establishes that Shropshire Council will adopt an approach which maintains the current level of production and Shropshire's current percentage regional contribution, unless and until more robust evidence is assembled which indicates that higher levels of production are required. Headline performance indicators for minerals are illustrated below in table 36:

Table 37: Headline Minerals Monitoring Indicators 2012-13

Indicators	Target	2012-13 Performance
AMR Core Output Indicator M1: The production of primary, land won aggregates	Shropshire and Telford & Wrekin: 0.82mt Sand and Gravel 2.95mt Crushed Rock	Shropshire and Telford & Wrekin: 0.65mt 1.65mt
Local indicator: Landbank for Sand and Gravel Resources;	7 years	16.5 years
Local indicator: Landbank for Crushed Rock Resources.	10 years	37 years

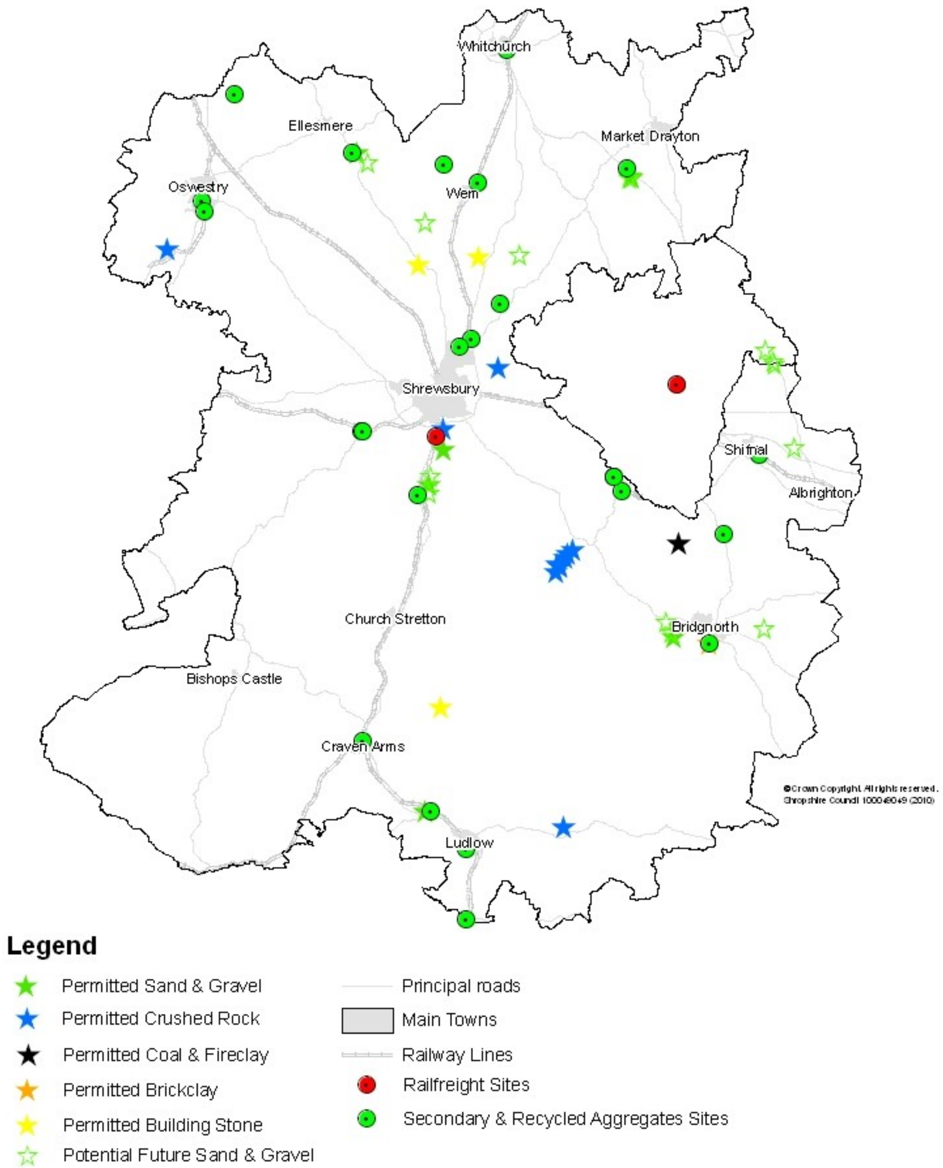


Figure 11: Permitted and Potential Mineral Sites and Secondary Aggregate Sites in Shropshire

Sand and Gravel

The area administered by Shropshire Council is currently responsible for producing just over 8% of the West Midlands target for sand and gravel and 100% of the production guideline for Shropshire and Telford & Wrekin since there is currently no sand and gravel working in Telford & Wrekin. The majority of the material produced is used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products. In 2013 there were 8 permitted sites in the Plan area, 7 of which were operational. There are also two sites where a resolution has been made to grant planning permission, but where consent has yet to be issued.

Sand and gravel deposits in Shropshire frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite contamination. These characteristics mean that deposits often require additional processing to generate a saleable product. In addition, almost 70% of sand and gravel reserves, equivalent to 65% of the annual production target, is contained in three site commitments which have remained unworked for over 5 years. This strongly suggests that both local demand and cross boundary markets are not currently strong enough to support the level of capital investment which would be required to implement these sites, although they are still likely to become viable over the Plan Period.

The latest available data indicates that the 10 year trend for sand gravel sales in Shropshire and Telford & Wrekin is 0.77mt and the 3 year trend is 0.67mt, both of which are well below the current production guideline of 0.82mt.

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Sand & Gravel Production (mt)	0.86	0.84	0.82	0.84	0.83	0.77	0.78	0.71	0.67	0.69	0.65
Production Guideline (mt)	1.12	1.12	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82

Source: AWP data 2001 - 2010; SC data 2011

Table 38: Shropshire Sand & Gravel Sales and Production Guideline 2001-2011 (million tonnes [mt])

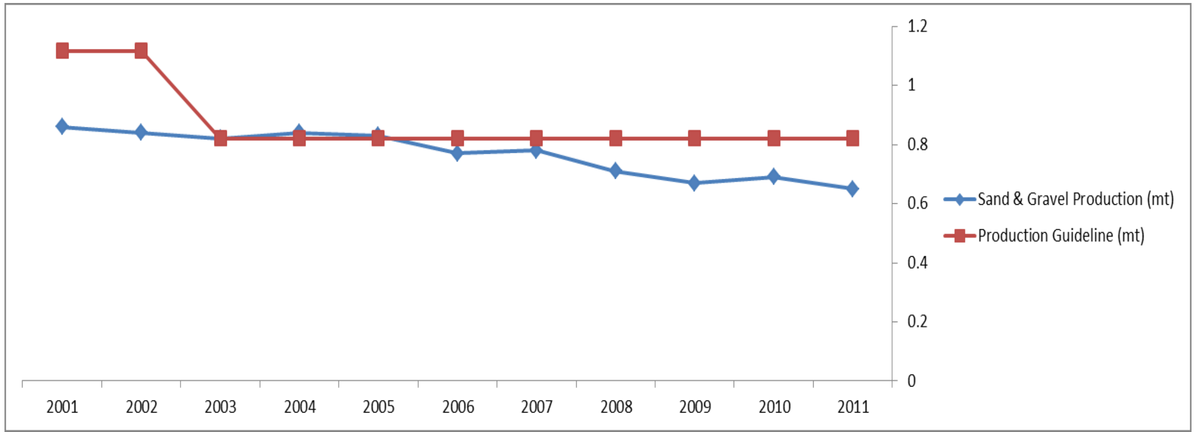


Figure 12: Shropshire Sand & Gravel Sales and Production Guideline 2001-2011 (million tonnes [mt])

Sand and Gravel

The market area for sand and gravel aggregates produced in Shropshire is generally local and whilst some material is supplied into adjacent areas to the north and west, very little sand and gravel produced from Shropshire is currently exported eastwards to the main markets in the West Midlands conurbation due to the availability of more proximate and higher quality materials closer to these markets.

The landbank of permissions for sand and gravel working has remained consistently above the minimum target level of 7 years. The permitted landbank of permissions was equivalent to about 16.5 years production in 2011 (RAWP Annual Report 2011). This is illustrated in Table 38 and Figure 13 below:

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Sand & Gravel Reserves (mt)	16.49	15.35	14.80	18.48	17.66	16.89	16.11	12.23	14.40	13.77	13.55
Sand & Gravel Landbank (years)	14.80	13.80	18.00	22.50	21.54	20.60	19.65	14.91	17.56	16.79	16.52
Minimum Target Landbank (years)	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00

Table 39: Sand & Gravel Reserves and Landbank 2001-2011

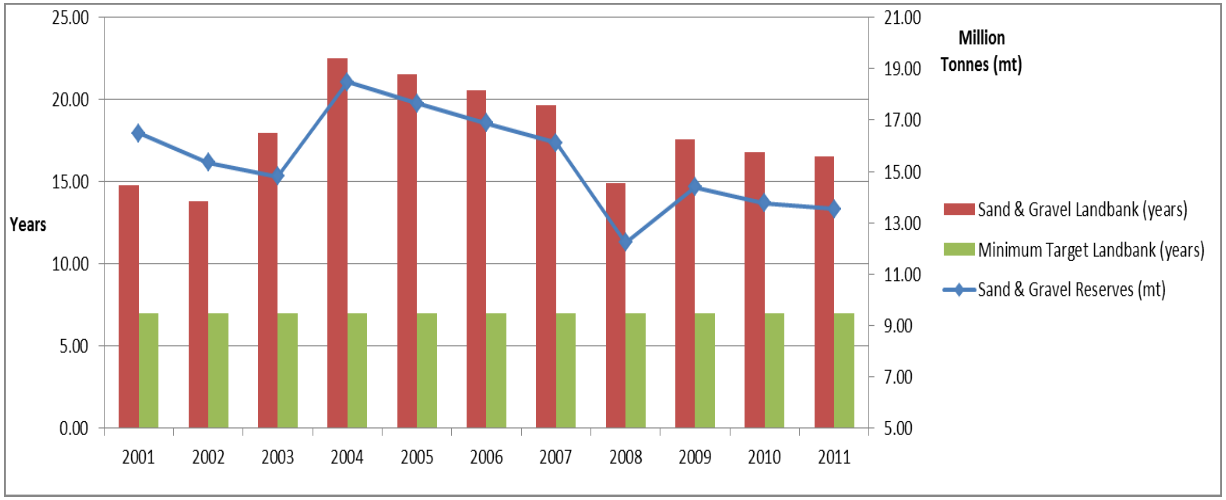


Figure 13: Sand & Gravel Reserves and Landbank 2001-2011

Crushed Rock

The area administered by Shropshire and Telford & Wrekin Councils also produced 2.29 mt of crushed rock in 2008 against a production guideline of 2.949 mt. The area is currently responsible for producing over half of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual production. Crushed rock is mainly used as engineering fill, roadstone and asphalt in road construction and maintenance. High specification aggregate is exported by both road and rail to a wider regional and national market area.

In 2010 there were 11 permitted sites in the Plan area, 6 of which were operational (see Appendix 2). The latest available data indicates that the 10 year trend for crushed rock sales in Shropshire and Telford & Wrekin is 2.51mt and the 3 year trend is 1.82mt, both of which are well below the current production guideline of 2.95mt (see Table 39 below).

Table 40: Crushed Rock Production

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Crushed Rock Production (mt)	2.49	2.51	2.46	2.47	2.51	2.6	2.33	2.29	1.80	2.00	1.65
Production Guideline (mt)	3.51	3.51	2.66	2.66	2.66	2.95	2.95	2.95	2.95	2.95	2.95

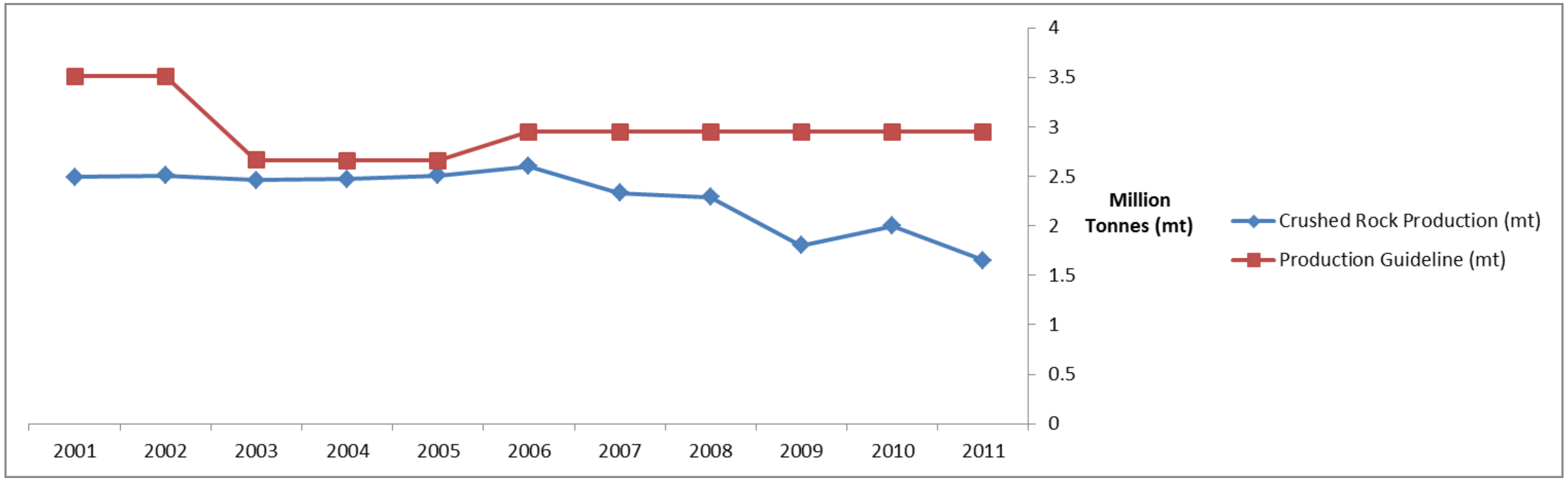


Figure 14: Crushed Rock Production 2001-2011

The market area for crushed rock aggregates produced in Shropshire is predominantly local. The "Collation of the Results of the 2005 Aggregate Minerals Survey for England and Wales" produced by CLG, indicates that 62% of production supplies markets within Shropshire and 28% supplies markets in other parts of the West Midlands region. However, the high polishing resistance of some crushed rock resources in Shropshire supports export to a larger market area, including by rail transport and about 10% of production supplies national and even international markets outside the West Midlands.

The landbank of permissions for crushed rock working has remained consistently above the minimum target level of 10 years. The permitted landbank of permissions was equivalent to about 37 years' production in 2011 (RAWP Annual Report 2011). This is illustrated in Table 40 and Figure 15 below:

Table 41: Crushed Rock Reserves and Landbank

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Crushed Rock Reserves (mt)	96.00	93.57	87.40	84.41	81.77	79.17	76.84	116.02	115.95	113.90	110.07
Crushed Rock Landbank (years)	27.40	35.50	32.80	31.70	30.70	26.85	26.06	39.34	39.32	38.62	37.32
Minimum Target Landbank (years)	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

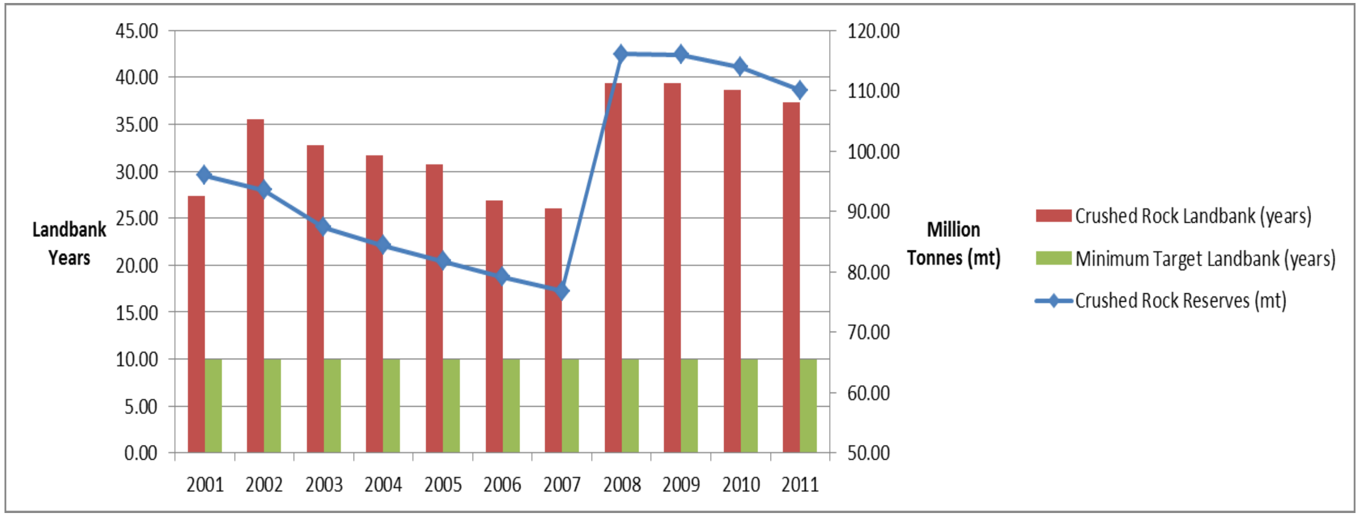


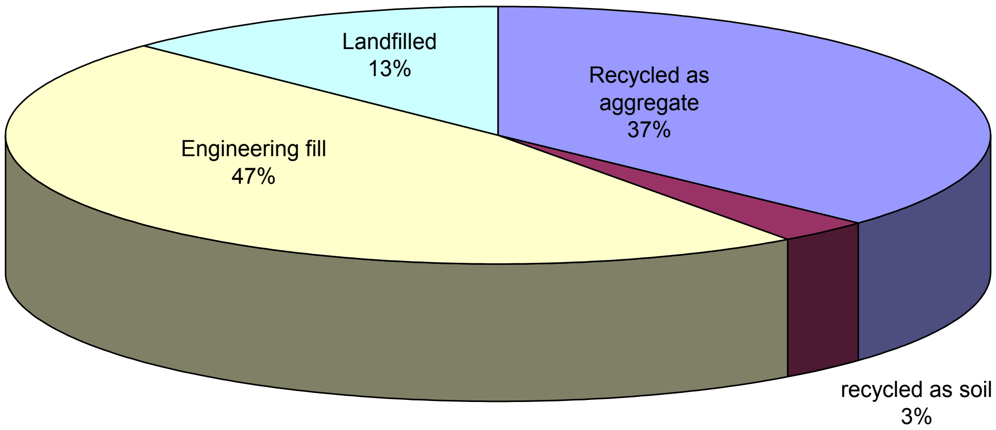
Figure 15: Crushed Rock Reserves and Landbank 2001-2011

Secondary Aggregates

Figures for secondary and recycled materials used as aggregates are currently only collected nationally and sub-nationally. The most recent information indicates that 4.37 million tonnes of construction and demolition waste was generated in Shropshire, Staffordshire and Telford & Wrekin in 2005 (Survey of Arisings and Use of Alternatives to Primary Aggregates in England [CLG 2007]). Of the material generated, 1.58 million tonnes (36%) was recycled as aggregate and 0.15 million tonnes (3%) was recycled as soil. A further 2.26 million tonnes (53%) was used as engineering material and 0.38 million tonnes (8%) was landfilled as waste. However, it is unclear whether this performance is applicable to Shropshire, since Staffordshire's economy is much larger and may therefore obscure trends in Shropshire. Only limited information is available for Shropshire and Telford & Wrekin specifically: Environment Agency data suggests that about 0.7 million tonnes of inert waste was handled at waste management facilities in the two areas in 2012, although this is likely to include a significant amount of double counting and only 0.4 million tonnes had a known fate.

Within Shropshire (excluding Telford & Wrekin) there are 28 recycling sites which handle construction and demolition waste (see Appendix 3). However, only a proportion of the potentially recyclable waste is processed at these sites and the fate of a large proportion of material remains unrecorded.

Figure 16: Generation and Management of Alternative Aggregates in Shropshire, Staffordshire and Telford & Wrekin 2005 (CLG 2007)



Forecast demand for aggregates: Planned Growth & Infrastructure

The Shropshire Core Strategy establishes a strategic growth target of around 27,500 new homes and 290 hectares of employment in Shropshire for the period to 2026. Housing and employment land delivery has suffered in recent years and has been below the levels assumed in the Core Strategy due to the recession. Development rates are expected to recover over the period to 2026, and this will increase demand for construction aggregates. Whilst new development will also require investment in infrastructure, there are no known separate strategic infrastructure projects which are likely to increase demand for construction aggregates.

Balance between demand and supply:

The life of existing permitted reserves has been prolonged by low levels of demand for aggregates and the size of landbanks for sand and gravel and crushed rock remain well above minimum guidelines. However, there are a number of quality and capacity constraints on the production of sand and gravel resources which are identified above.

To reflect this, the draft SAMDev Plan supplements existing permitted reserves with additional allocations to ensure an adequate and steady supply for the period to 2026. Since the majority of the aggregates produced are used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products, no separate provision is made for specific market sectors;

Brick and Fire Clays

In 2013, there were two operational sites producing brick clay in the Plan area, with reserves totalling about 7 million tonnes. Adequate permitted reserves of brick clay exist to maintain supplies for about 30 years at current output rates. No brick manufacture takes place in Shropshire, but clay is exported to a brickworks in Telford and elsewhere in the West Midlands. Fireclay production is now centred on one specialist claypit at Caughley, south of Broseley. Fireclay produced in Shropshire is exported to support brick and tile production both in the West Midlands and nationally. The Caughley clays are of particularly high quality and are safeguarded as an increasingly important resource as other sources of high quality fireclay become scarce nationally. Clay from specific sources has also been worked in South Shropshire to match existing tiles as part of the repair of local historic buildings.

Coal and Hydrocarbon Resources

There has been both surface and deep mining of coal in Shropshire in the past and coal reserves remain in some areas. Coal is now only produced in small quantities in Shropshire as a by-product of fireclay working at Caughley Quarry near Broseley. Exploratory drilling for coalbed methane extraction has taken place in two areas but has not resulted in active working of these resources.

Mineral Transport and Handling Facilities

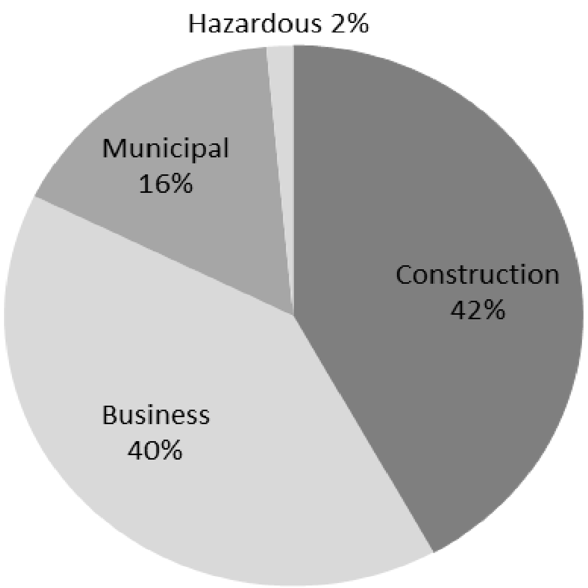
Mineral aggregates produced in Shropshire are moved almost exclusively by road, although a small amount of crushed rock is transferred from road to rail in Shrewsbury for export to more distant markets. However, the adopted Shropshire Core Strategy (2011) identifies and safeguards a number of railfreight facilities, including rail sidings at Bayston Hill near Shrewsbury, which are due to be refurbished for the future export of crushed rock and the Oswestry mineral railway (Cambrian Line). The railfreight terminal in north Telford is not currently used to move mineral aggregates but could potentially be used for this purpose in future.

Waste Planning

Table 42: Headline Waste Monitoring Indicators 2012-13

Indicators	2013 Target	2012-13 Performance
AMR Core Output Indicator W1: Capacity of new waste management facilities by type	Additional 13,000 tonnes capacity at municipal / commercial & industrial waste management facilities added during 2012-13	Additional 112,500 tonnes capacity at municipal / commercial & industrial waste management facilities added during 2012-13
Local indicator: Available waste management capacity	Municipal: 99 ktpa Commercial & Industrial: 264 ktpa	Municipal: 197 ktpa Commercial & Industrial: 738ktpa
Municipal waste management performance	Waste strategy 2007 or 2010 update	Waste disposal authority

Figure 17: Waste generated in Shropshire by percentage in 2012



Approximately 1 million tonnes of waste was generated in Shropshire in 2012. Approximately 42% of this waste is from construction and demolition and a further 40% is generated by commercial and industrial businesses, a further 1% is classed as hazardous. Municipal waste which is collected by local authorities amounts to only about 16%.

Most of Shropshire's waste is managed locally. Of the waste generated in Shropshire, 49% is managed in the county and a further 43% is managed in neighbouring Telford & Wrekin. Only 3% is managed in other neighbouring areas, a further 2% is managed in other parts of the West Midlands and the remaining 3% is managed in other parts of England and Wales. Shropshire imports about 12,000 tonnes of waste from neighbouring areas including Telford, Cheshire and Wales, largely for disposal at a single landfill site. Of the total amount of waste whose fate is known, about 42% is recycled or has value recovered from it and the remaining 58% is landfilled. Further details are provided in the SAMDev Waste Evidence Statement (January 2013) which is available on the Council's web pages.

Municipal and Household Waste

Shropshire produced just under 154,000 tonnes of municipal waste in 2012-13. The overall quantity of municipal waste generated in Shropshire fell very slightly (1%) between 2012 and 2013. The five year trend shows that the quantity of municipal waste is continuing to fall and the quantity generated in 2013 was almost 7% lower than that generated in 2008.

Commercial and Industrial Waste

Estimates of commercial and industrial waste arising are notoriously inaccurate and detailed recent information about the quantity of waste is limited to the Environment Agency interrogator data from 2012. This suggests that approximately 384,000 tonnes of commercial and industrial waste derived from Shropshire was managed at licensed waste management facilities in 2011. Of this material, 266,000 tonnes (69%) was diverted away from landfill by recycling or recovery processes and 117,000 tonnes (31%) was landfilled. Of the quantity of commercial and industrial waste produced in Shropshire, about 152,000 tonnes or 40% was managed in Shropshire, 177,000 tonnes or 46% was managed in neighbouring Telford & Wrekin and about 55,000 tonnes or 14% was managed in other areas, mostly other neighbours or other parts of the West Midlands.

Hazardous Waste

Shropshire produced about 15,000 tonnes of hazardous waste in 2012, the vast majority of which was exported for treatment and disposal. Of the hazardous waste exported, about 60% was managed in neighbouring authorities or in other parts of the West Midlands and 39% was managed in other areas of England and Wales.

Construction and Demolition Waste

Estimates of the amount of construction and demolition waste produced in Shropshire vary. The best available waste arising data derives from a regional model which breaks down 2010 national data using shares of development suggests that approximately 497,000 tonnes of construction and demolition waste was produced in Shropshire in 2010. The fate of this material is not recorded, but Environment Agency data suggests that about 400,000 tonnes of construction and demolition waste derived from Shropshire was managed at licensed facilities in 2012. However, this does not include material which is managed at facilities which are exempt from licensing.

Cross boundary movements of waste

The settlement pattern and distribution of business waste producers in Shropshire means that the county lacks the necessary economies of scale to support more specialised waste management processes. Natural geology and water resources also significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the county (particularly Telford & Wrekin).

However, Shropshire's waste planning strategy in **Core Strategy Policy CS19** actively supports the development of new waste recycling and recovery facilities as a means of stimulating enterprise and to reduce local business waste management costs. The combined capacity of existing permitted sites (see below) and the potential new sites identified in SAMDev (draft Policy MD4) exceeds that which is required to manage a quantity of waste equivalent to that generated in Shropshire. This approach effectively counterbalances waste exports and helps to support appropriate 'cross boundary' waste flows.

Waste management capacity and facilities

In 2013, there were about 116 consented waste sites in Shropshire which provide about 600,000 tonnes of capacity to manage both locally generated waste and material imported from adjacent areas. Of these sites, about 70% are classed as operational. The new facilities which have been permitted during 2012-2013 will deliver 112,500 tonnes of additional annual waste management capacity for commercial waste recycling and recovery (see Table 42). The wider trend is that, during the period 2008-2013, applications for new waste management facilities will deliver about 100,000 tonnes of additional municipal waste management capacity and 532,000 tonnes of additional business waste management capacity. The available capacity to treat both municipal and business wastes therefore significantly exceeds benchmark levels.

Table 43: Capacity of new waste management facilities by type

Address	Description	Waste Type	Decision	Additional Capacity: (tonnes/yr)	Status
Lower House Farm Cardeston, Ford Shrewsbury, Shropshire, SY5 9NQ	Erection of a building, concrete bays, 2 tanks, small mobile combined heat and power unit, hardstanding and associated works in connection with an existing waste processing facility.	C&I	A	15,000	Planning consent
Lea Hall Farm, Lea Cross, Shrewsbury, Shropshire, SY5 8HY	Erection of a 500kWe agricultural Anaerobic Digester (AD) plant	C&I	A	10,500	Planning consent
Preston Boats Farm Preston, Uffington Shrewsbury. Shropshire, SY4 4TB	Erection of a 500kW Anaerobic Digestion Plant for the production of renewable energy;	C&I	A	8,200	Planning consent
Arbitel House, 9 Knights Park, Knights Way, Battlefield Enterprise Park Shrewsbury, Shropshire, SY1 3TE	Change of use of existing unit to non-hazardous Electrical and Electronic Equipment and Waste Electrical and Electronic Equipment refurbishing and transfer site	C&I	A	10,000	

Address	Description	Waste Type	Decision	Additional Capacity: (tonnes/yr)	Status
John Davies Farms Ltd, Swancote Farm Swancote Bridgnorth WV15 5HB	Erection of additional infrastructure to enable further Anaerobic Digestion processes	C&I	A	13,000	Planning consent
W J Scaffolding Ennerdale Road Shrewsbury Shropshire SY1 3LD	Part change of use of existing B1, B8 use to SUI Generis uses for the processing and storing of scrap metal (Retrospective)	C&I	A	50,000	Planning consent
Dorset Farm Queen Street Shrewsbury Shropshire SY1 2JS	Use of land for the storage of skips and skip waste; erection of building for sorting waste	C&I	GRANT	1,000	Planning consent

Table 44: Approval of additional waste management capacity (thousand tonnes)

Waste Stream	Existing Capacity[1] 2012	Additional Capacity Permitted 2012-13	Available Capacity 2013	Target 2013[4]
	(i)	(ii)	(i+ii)	
Municipal Recycling & Recovery[2]	197	0	197	99
Commercial Recycling & Recovery[3]	625	113	738	264

1. AMR 2008-9 (EA data on waste handled at licensed facilities in 2008)
2. Includes local estimate of available composting capacity
3. Includes construction, demolition and inert wastes
4. Based on Table 42 above

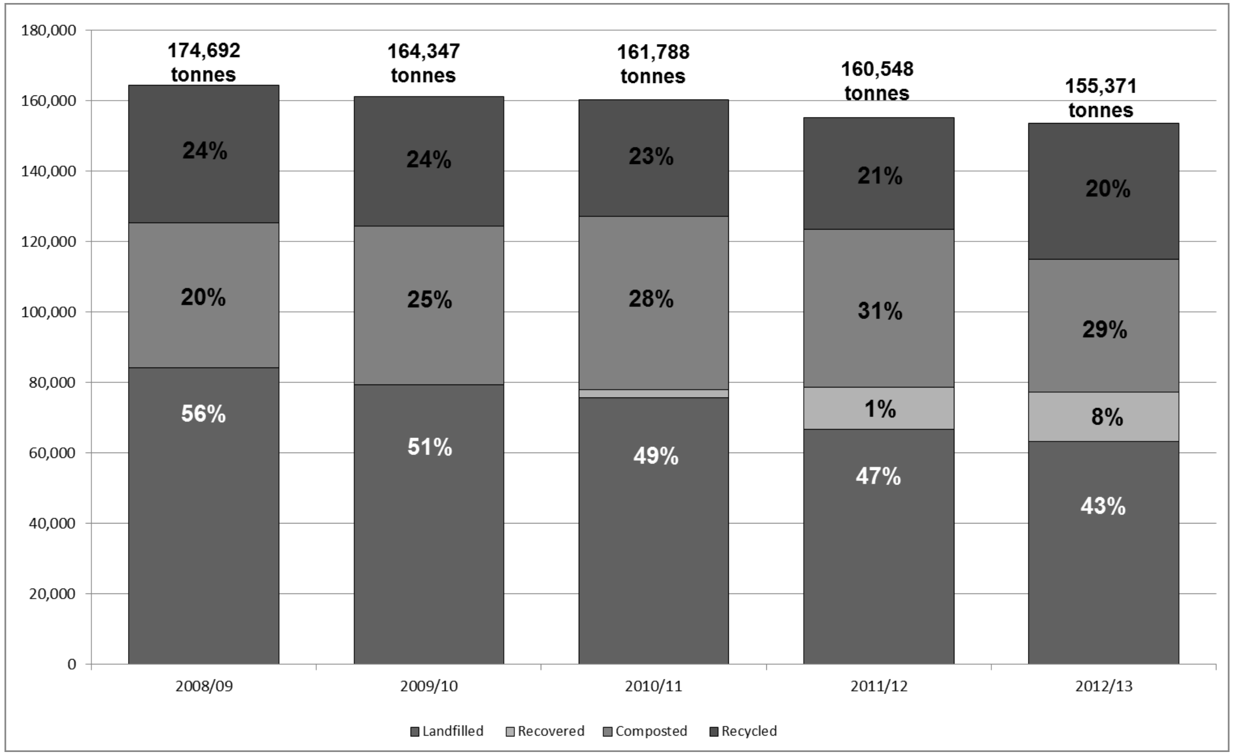
Landfill Capacity

The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints which derive from European policy on groundwater means that the potential for new landfill is very limited. Only one landfill site accepting mixed (non-hazardous) waste remains operational near Ellesmere. Existing capacity is expected to last in until at least 2019 in the West Midlands, though alternative economic assumptions could extend this to as late as 2027/28. Application of the waste hierarchy requires that new landfill sites should not be considered unless specific local circumstances apply.

The overall quantity of municipal waste generated in Shropshire fell slightly (1%) over the last year, perhaps reflecting the impact of the continuing recession. Recycling levels for Municipal waste have increased rapidly in recent years (Figure 18). Shropshire continues to perform well against national municipal waste recycling and composting and landfill diversion targets.

Approximately 50% of municipal waste was recycled and composted in 2012-13, 9% had value recovered from it and 41% was landfilled. Both the actual amount and proportion of municipal waste that is landfilled have reduced significantly in recent years. Of the municipal waste produced in Shropshire, about 57,000 tonnes or 37% was managed in Shropshire, 63,000 tonnes or 41% was landfilled in neighbouring Telford & Wrekin and 34,000 tonnes or 22% was managed in other neighbouring areas. Shropshire will be able to manage a far higher proportion of its municipal waste locally once the new energy recovery facility in Shrewsbury becomes operational (expected 2015).

Figure 18: Municipal waste management performance



Appendices

Appendix 1: Saved policies for former District, Borough and County authorities

The policies below remain in place after the adoption of the Core Strategy, and form part of the Development Plan, but have not been reported on in the AMR.

Bridgnorth Local Plan			
S1	Development Boundaries	ALB2	Shopping Centre
S2	Areas of Minimum Change	ALV1	Industrial Estate
S3	Green Belt	BRID2	Industrial Site off Stourbridge Road
S4	Safeguarded Land	BRID3	Industrial Site of Faraday Drive
D6	Access and Car Parking	BRID4	Industrial Site at Stanmore Industrial Estate
D10	Art and Development	BRID6	Primary Shopping Frontage
D11	Renewable energy	BRID7	Low Town Shopping Site
D14	Telecommunications	BRID8	Development of the High Street
D16	Directional Signs	BRID10	Development of Majestic Cinema Site
RD6	Location of Caravan, Camping and Chalet Sites	BRID13	College Site, Stourbridge Road
RD7	Size of Caravan Sites	BRID14	Severn Street Car Parking
RD8	Development of existing Chalet Sites	BRID20	Housing Site West of Dark Lane
RD9	Caravans and Mobile Homes	BRO1	
H3	Residential Development in Main Settlements	DIT1	Allocated Industrial Site
H4	Residential Development in Smaller Settlements	HIG1	Housing Site adjoining Rhea Hall
H7	Housing Density	HIG2	Housing Site adjoining The Cedars
H14	Temporary Accommodation for Agricultural Workers	HIG4	Industrial Site East of Netherton Workshop
H15	Agricultural Occupancy Conditions	WEN1	Industrial Site off Stretton Road
CN5	Use of Outline Planning Applications	SHIF1	Housing Site East of 464
ALB1	Housing Site east of Shaw Lane	SHIF3	Aston Street Public Car Park Extension
Oswestry Borough Local Plan			
H5	Larger Settlements	LE15	New Road Haulage Depots
H6	Smaller Settlements	LE16	Extensions to Existing Road Haulage Depots

H7	Infill Villages	TM4	Sites for Touring Caravans
H8	Sites with Outstanding Planning Permission (Rural Area)	TM5	Chalets and Static Caravans
H10	Sites Allocated for Housing Development (Rural Area)	TM7	Queens Head
H17	Conversion of Buildings to Dwellings (Within Settlements)	TM8	Canal-side Development
H18	Subdivision of Dwellings	SP1	New Shopping Development
H23	Extensions to Dwellings	SP4	Changes of Use
H25	Non-Permanent Accommodation	RG1	Larger Sites for Regeneration
H30	Temporary Caravans & Mobile Homes Associated with Dwellings	OS4	New Playing Field Provision, Oswestry town
TR4	Off-Street Parking	OS7	New Playing Fields: St Martins & Ruyton XI Towns
LE1	Maesbury Road Industrial Estate	OS8	By-pass Amenity Zone
LE2	Land at Weston Farm, Oswestry	OS10	Sport and Noise
LE3	Land at Mile Oak Industrial Estate	OS11	Air Activities
LE5	Land at Llanymynech	NE16	Telecommunications Developments
LE6	Land at Ifton Industrial Estate, St. Martins	HE6	Building and Fire Regulations
LE8	Land at Bank Top, St Martins	RG4	Derelict Land
LE13	Rednal Industrial Estate	CD3	Community Facilities, Maesbury Marsh
LE14	Kinnerley	CD9	Art and Development Proposals
North Shropshire Local Plan			
D6	Control and Design of Extensions	H6	Other Limited New Housing and Conversions in Local Service Villages and Other Villages with Development Boundaries
D7	Parking Standards	E2	Allocated Industrial Areas
D11	Advertisements	E3	New Allocated Employment Sites
C6	Security Shutters within Conservation Areas and on Listed Buildings	E5	New Buildings for Employment Purposes in the Villages
H1	District Housing Target	T9	Touring Caravan and Camp Sites
H3	Allocated Housing Sites in Towns	T10	Static Caravan Sites, Holiday Chalets and Holiday Village Developments

H4	Allocated Housing Sites in Rural Areas	F4	Children's Play space Standards
H5	Infilling, Groups of Houses and Conversions in Market Towns and Main Service Villages		
Shrewsbury and Atcham Local Plan			
GP5	Residential Extensions of Two or More Storeys	S9	Garden Centres
HS1	Allocated Housing Sites	TLR12	Holiday Camping and Touring Caravan Sites
HS3	Housing in Villages with Development Boundaries	TLR13	Holiday Caravan Parks and Chalets
EM1	Allocated Employment Sites	T4	Pedestrian Priority Areas
EM3	Employment Development in the Rural Area	T9	Disused Rail Corridors
EM8	Nesscliffe Training Camp	T13	Parking within the River Loop
S2	Primary/Secondary Shopping Streets	T14	Parking Standards outside the River Loop
S3	Change of Use of Shops Outside of Town Centre	INF17	Telecommunications
South Shropshire Local Plan			
SDS3	Settlement Strategy	S5	The Grove
E8	Telecommunications	S7	Foldgate Lane
AC4	Rail Access	S9	Relocation of Abattoir
S1	Housing Development	S15	Riverside Walk Ludlow
S2	Industrial and Business Development	S21	Redevelopment of land at Galdeford Ludlow
Shropshire and Telford and Wrekin Joint Structure Plan			
P16	Air Quality	P41	Air Transport
P33	Safeguarding Rail Infrastructure	P67	Environmental Considerations
P36	The Trans-European Network (TEN)		
Shropshire and Telford and Wrekin Mineral Local Plan			
M2	The Need for Minerals	M21	Coal and Fire Clay Working
M4	Operational Considerations	M22	Brick Clay Working
M6	Protecting Archaeological Remains	M27	Reclamation and After-use
M10	Ancillary Development	M29	Safeguarding Mineral
M18	Limestone Quarrying on Wenlock Edge	M30	Comprehensive Working of Mineral Resources
M20	Building Stone		
Shropshire Waste Local Plan			
3	Waste Generation by New Development	18	Landspreading
6	Preferred Sites for Waste Transfer and Recovery Facilities	19	Hazardous & Clinical Waste Facilities

7	Preferred Sites for the Beneficial Re-Use of Construction and Demolition Waste	20	Waste Water Treatment
8	Alternative Sites	21	Landfill Mining
11	Household Waste Recycling Facilities	22	Beneficial Re-Use of Construction and Demolition Waste
12	Materials Recovery and Transfer Facilities	23	Non-Hazardous Landfill and Landraising
13	Construction and Demolition Waste Recycling	24	Phasing of Landfill and Landraising Sites
14	Enclosed Composting Facilities	25	Development Control Considerations
15	Open Air Composting Facilities	26	Planning Obligations
16	Bio-gas and anaerobic digestion facilities	27	Transport Assessment
17	Energy Recovery Facilities	28	Reclamation

Appendix 2: Mineral working sites

Active Sand & Gravel Sites

Site Name	Operator	Grid Reference
Wood Lane Quarry	Tudor Griffiths	SJ 422 328
Norton Farm	Hanson Aggregates	SJ 497 075
Bromfield Quarry	Plymouth Estates	SO 481 773
Buildwas Quarry	Harry Price Sand and Gravel	SJ 647 041
Tern Hill Quarry	Cemex	SJ 656 302
Gonsal Quarry	Salop Sand & Gravel	SJ 484 044
Bridgwalton Quarry	Salop Sand & Gravel	SO 689 920

(Source: RAWP Annual Report 2011)

Sites which benefit from resolutions to grant planning permission

Site Name	Operator	Grid Reference
Barnsley Lane	Grundon	SO 762 928
Woodcote Wood	Cemex	SJ 770 147

(Source: RAWP Annual Report 2011)

Inactive Sand & Gravel Sites

Site Name	Operator	Grid Reference

Sleap Quarry	Hanson Aggregates	SJ 480 265
Morville Quarry	Lafarge Aggregates	SO 685 936
Cound Quarry*	Hanson Aggregates	SJ 550 060
Conyburg Wood Quarry	Hanson Aggregates	SJ 675 274

*statutorily dormant

(Source: RAWP Annual Report 2011)

Active Crushed Rock Sites

Site Name	Operator	Grid Reference
Haughmond Hill Quarry	Aggregate Industries	SJ 542 148
Clee Hill Quarry	Hanson Aggregates	SO 599 762
Llynclys Quarry	Lafarge Aggregates	SJ 264 242
Bayston Hill Quarry	Tarmac Western	SJ 493 091
Leaton Quarry	Aggregate Industries	

(Source: RAWP Annual Report 2011 and Local Monitoring Information)

Inactive Crushed Rock Sites

Site Name	Operator	Grid Reference
Farley Quarry	"non-mineral owner"	SJ 629 017
Callow Quarry	Tarmac Western	SJ 387 050

Coates Quarry	Aggregate Industries	SO 602 994
Lea Quarry	Aggregate Industries	SO 590 980
More Quarry*	Tarmac Western	SO 325 933
Blodwell Quarry	Hanson Aggregates	SJ 257 229
Nantmawr Quarry*	Hanson Aggregates	SJ 253 242

*statutorily dormant

(Source: RAWP Annual Report 2011 and Local Monitoring Information)

Dimension and Local Building Stone Quarries

Site Name	Operator	Grid Reference
Grinshill Quarry	Grinshill Stone Quarries	SJ 475 232
Webscott Quarry	Grinshill Stone Quarries	SJ 476 231
Diddlebury Quarry	J P Wigley	SO 494 862

(Source: Local Monitoring Information)

Brick and Fireclay Quarries

Site Name	Operator	Location
Caughley Quarry	Broseley Fireclay	SJ 689 000
Knowle Sands Quarry	Ibstock Brick	SO 718 916

(Source: Local Monitoring Information)

Appendix 3: Active Recycling Sites (Source: Local Monitoring Information)

Site Name	Operator	Type of Facility or Operation	Status
Shifnal Transfer Station	Unit 26 Lamledge Lane Ind. Estate, Shifnal, Shropshire, TF11 8SD	Household, Commercial & Industrial Waste Transfer Station	Operational
M N Choudary	Unit 1 Lamledge Lane Industrial Estate, Lamledge Lane, Shifnal, TF11 8SD	Waste Transfer & Recycling	Operational
Samco (Norton) ltd	Apley Estate Yard, Windmill Lane, Norton, Shifnal	Waste Transfer & Recycling	Operational
Peter Griffiths	Lowe Cottage Farm Transfer Station Lowe Cottage Farm, Lowe, Wem, Shropshire, SY4 5UE	Household, Commercial & Industrial Waste Transfer Station	Operational
Tudor Griffiths Transport Ltd	Wood Lane Landfill Site Wood Lane Landfill Site, Wood Lane, Colemere, Ellesmere, Shropshire, SY12 0HY	Co-Disposal Landfill Site (including recycling activity)	Operational
Veolia E S Shropshire Ltd	Waymills Industrial Estate, Whitchurch	Civic Amenity & Waste Transfer Station	Operational
Ches & Son Skip Hire	Unit G10, Wem Industrial Estate, Soulton Road, Wem SY4 5SD	Household, Commercial & Industrial Waste Transfer Station	Operational
A R Richards Ltd	Warrant hangar, Tern Hill	Household, Commercial & Industrial Waste Transfer Station	Operational
PTS Skip Hire	Unit 2, Parry's Yard, The Oaks, Shawbury Heath SHREWSBURY SY4 4EA	Household, Commercial & Industrial Waste Transfer Station	Operational

Site Name	Operator	Type of Facility or Operation	Status
Tudor Griffiths Transport Ltd	TG Waste Transfer Station Maesbury Road, Oswestry, Shropshire, SY10 8NR	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Glovers Meadow, Maesbury Road, Oswestry, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
Mr Gwynfor Davies	Ifton Colliery Ifton Heath St Martins Shropshire SY11 3DA	Transfer Station taking Non-Biodegradable Wastes	
Loosemores (Transport) Limited	Battlefield Transfer Station Loosemores Yard, Battlefield, Shrewsbury, Shropshire, SY4 3DE	Transfer Station taking Non-Biodegradable Wastes	Operational
Veolia E S Shropshire Ltd	Battlefield Integrated Waste Management Facility, Vanguard Way, Battlefield, Shrewsbury	Civic Amenity and Transfer Station	Operational
Harry Price Sand & Gravel	Buildwas Quarry, Ironbridge, Telford	Inert landfill and recycling of secondary aggregates	Planning Consent
H Evason & Co	Dorrington Quarry, Dorrington, Shrewsbury, SY5 7ED	Inert Recycling	Planning Consent
E- On Uk Plc	Devil's Dingle Landfill	Inert landfill	Operational
E- On Uk Plc	Ironbridge A	Inert landfill	Operational
Mr W Cullis (Budget Skips)	land adjacent to Engine House, Cruckmeole, Nr Hanwood	Sorting skip waste and storage of recyclable waste and non-recyclable waste prior to recovery/disposal elsewhere	Planning Consent

Site Name	Operator	Type of Facility or Operation	Status
Mark Price Skip Hire	part of Cruckmeole Brickyard, Hanwood, Shrewsbury	Sorting skip waste and storage of recyclable waste and non-recyclable waste prior to recovery/disposal elsewhere	Planning Consent
GA Recycling	The Shed, Boreatton Lodge, Near Baschurch	Non-hazardous waste transfer, recovery and recycling and as a base for a skip hire business	Planning Consent
Wades Skip Hire	Land at Monkmoor Farm Industrial Estate Monkmoor Shrewsbury	Waste transfer station for sorting and recycling in connection with an existing skip hire business	Planning Consent
ADH Transport (Mr Andrew Hunt)	Boreton Farm, Boreton, Cross Houses, Shrewsbury	Recycling operation comprising sorting, crushing and baling of waste materials	Planning Consent
Dorset Skips	Dorset Farm, Queen Street, Shrewsbury Shropshire SY1 2JS	Household, Commercial & Industrial Waste Transfer Station	Planning Consent
Mr George Wilkie	L M S Skips Transfer Station Bromfield Garage, Bromfield, Ludlow, Shropshire, SY8 2BT	Household, Commercial & Industrial Waste Transfer Station	Operational Planning Permission
Veolia E S Shropshire Ltd	Craven Arms HWRC Long Lane, Craven Arms, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
J McGrath (Tenbury) Ltd	J McGrath Transfer Station Temeside, Temeside, Ludlow, Shropshire, SY8 1JH	Household, Commercial & Industrial Waste Transfer Stn	Operational
Steven J Weaver (Woofferton) Ltd	Old Timber Yard/Railway Sidings at Station Road, Woofferton, Near Ludlow	Storage and processing of inert waste materials	Planning Consent

Appendix 4:
Community Infrastructure Levy (CIL) - Overview of CIL Income and Spend 1st January 2012 - 31st March 2013

Community Infrastructure Levy Allocations		**Community Infrastructure Levy Income**			**Community Infrastructure Levy Spend**			
Allocation	**Percentage**	**Collected**	**Committed**	**Potential**	**Spend**	**Allocated**	**Returned**	**Available**
Administration Fee	5%	£6,599.39	£19,744.22	£59,132.53	£0.00	£0.00	£0.00	£6,599.39
Neighbourhood Fund	Not Currently Applicable – The Neighbourhood Fund will be 15% or 25% of the total CIL received. - 15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling); and - 25% where there is a formal Neighbourhood Plan. However, *The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*							
Remaining CIL is allocated as follows:								
Strategic Infrastructure Funding	10% of remaining Currently (9.5%) absolute	£12,538.85	£37,514.01	£112,351.81	£0.00	£0.00	£0.00	£12,538.85
Local Infrastructure Funding	90% of remaining Currently (85.5%) absolute	£112,849.65	£337,626.13	£1,011,166.26	£0.00	£0.00	£0.00	£112,849.65
Total	**100%**	**£131,987.89**	**£394,884.36**	**£1,182,650.60**	**£0.00**	**£0.00**	**£0.00**	**£131,987.89**

This information was correct as of 31st March 2013. The CIL administration system is continuously updated.

The CIL Levy is either 'Collected' 'Committed' or 'Potential'.

- CIL income '**collected**' is money that has been received from liable schemes that have commenced.
- CIL income '**committed**' is money that will be received within the next year from liable schemes that have commenced.
- CIL income '**potential**' is money that may be received from liable schemes if development commences. **Please Note: If the scheme does not commence the fee will never be paid.**

The amount of CIL displayed is the 'total' committed, collected or potential. The CIL will be allocated as follows:
- 5% Administration Cost
- 15 or 25% Neighbourhood Fund (15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan). *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*

Of the remainder:
- 10% Strategic Infrastructure Fund.

- 90% Local Infrastructure Fund.

Disclaimers:

- CIL income allocated to the 'Strategic Infrastructure Fund' will be pooled to deliver those strategic infrastructure priorities identified through the Place Plan and the Local Plan process.
- The delivery of Strategic Infrastructure is a priority within Shropshire (as supported within the Shropshire Core Strategy). In locations where the 'Strategic Infrastructure Fund' is not sufficient to deliver necessary strategic infrastructure, the use of the 'Local Infrastructure Fund' to deliver Strategic Infrastructure may be agreed with the relevant Town and Parish Councils.
- The 'Local Infrastructure Fund' generated within an area may be spent outside of the local area where agreed locally and where the identified infrastructure priorities support this approach.
- The CIL liability associated with certain Planning Applications may be subject to change where the calculation of the CIL levy is based on Council calculations (where no CIL Form 0: Determination of CIL Liability has been submitted) and the liable person(s) subsequently submit a completed CIL Form 0. This is because the Council cannot assume that existing buildings are 'in use' and therefore deductible floorspace.

A calculator will shortly be available on our website that will allow you to calculate how much CIL will be available locally from each development and based on the total collected/committed within an area.

Overview of how CIL monies will be distributed in Shropshire:

CIL Fund	Proportion of total funds	Responsible party	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	- 25% where there is a Neighbourhood Plan or Neighbourhood Development Order. - 15% where there is not a Neighbourhood Plan (capped at £100 per council tax dwelling).	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects. *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*
Of the remainder:			
Strategic Infrastructure Funding	10%	Shropshire Council in conjunction with infrastructure	Strategic infrastructure priorities across Shropshire.

		providers	
Local Infrastructure Funding	90%	Shropshire Council in conjunction with Town/Parish Councils	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified by Town/Parish Councils within their Place Plans.

Appendix 5:
Reservoir employment sites 2013-2018

LOCATION	RESERVOIR SUPPLY 2013 - 2018	Reservoir Sites 2013 - 2018		
		Existing Employment Areas	Committed Sites	Allocated Sites
	HECTARES			
SHROPSHIRE	**163**	**47**	**56**	**60**
North West	**26**	**14**	**0**	**12**
Oswestry	**26**	**14**	**0**	**12**
Land adjoining Maesbury Road / A483 Weston Lane		2.1		
Land at Rod Meadows		1.7		
Mile End Business Park off Maes Y Clawdd		1.6		
Kensington Gardens, Maesbury Road		0.9		
Unit 1, Mile Oak Industrial Estate		0.2		
Site adjoining Factory No.2 Maesbury Road		0.2		
Land south of Aspect House, Maes Y Clawdd		0.1		
The Lees, Rednal		0.3		
The Lees, Site B, Rednal		2.3		
Evans Enterprises Ltd, Park Hall		1.8		
Bank Top Industrial Estate, St Martins		1.5		
4 Units, Moreton Business Park		0.6		
Former Brickworks, Ifton Heath		0.5		
Land at Mile End, east of A5/A485				5.0
Land South of Whittington Road, east of A5/A484				5.0
Land North of Whittington Road, east of A5/A483				2.0

Ellesmere (W)	**0.4**	**0.4**	**0**	**0**
New Warehouse, Ellesmere Business Park Phase 1, Plots 2 & 3		0.4		
North East	**49**	**15**	**19**	**15**
Market Drayton (W) (D)	**32**	**12**	**6**	**15**
Tern Valley Business Park Phase 1 **(D)**		2.5		
Tern Valley Business Park Phase 1 **(D)**		5.5		
Maer Lane / Bert Smith Way		0.8		
Muller Dairy (UK) Ltd, Tern Valley Business Park Phase 1 **(D)**		0.2		
Sych Farm, Phase 1		1.7		
Livestock Market, Sych Farm Phase 1		0.1		
Ollerton Business Park		0.2		
Ollerton Warehouse		0.6		
Hales Sawmill, Sych Farm, Phase 2 **(D)**			6.0	
Muller Dairy CORE Site, north of A53 Shrewsbury Road **(D)**				8.5
Sych Farm Phase 2 - Land at Victoria Farm **(W)**				6.0
Whitchurch (W) (D)	**12**	**1.6**	**11**	**0**
Land off Shakespeare Way		0.8		
Mulbry Business Park, Shakespeare Way		0.4		
Sandford Industrial Park, Sandford		0.4		
Grocontinental, Shakespeare Way **(D)**			1.3	
South of Civic Park, Whitchurch			4.3	
Land at Heath Road			4.8	
Prees Industrial Estate, Prees			0.2	
Wem (W)	**4.6**	**2**	**2.5**	**0**

Wem Industrial Estate, Soulton Road		2.1		
Former Timber Yard, Aston Road			2.5	
Central	**43**	**8**	**21**	**14**
Shrewsbury (W)	**42**	**8**	**21**	**13**
Shrewsbury Business Park, Phase 1		0.3		
Centurion Park, Kendal Road		0.5		
Battlefield Enterprise Park		3.9		
Grange Business Park, Lancaster Road Industrial Estate		0.2		
Former Cattlemarket		1.7		
Sundorne Retail Park		0.1		
Abbey Lawns (former Farr and Harris)		0.2		
Flax Mill, Ditherington		0.7		
Frankwell Quay		0.01		
Station Road, Dorrington		0.2		
Land east of Battlefield Enterprise Park			7.9	
Land east of Battlefield			2.3	
Shrewsbury Business Park, Phase 2 & Plot 10			5.2	
Land adjoining Poultry Unit, Ford **(W)**			5.8	
Shrewsbury South Sustainable Urban Extension				6.0
Shrewsbury West Sustainable Urban Extension				4.0
Land West of Battlefield Road				3.0
Minsterley & Pontesbury	**1**	**0**	**0.3**	**0.7**
Former Bus Depot, Station Road			0.3	
Hall Farm Minsterley				0.7
South	**23**	**6**	**8**	**9**

Ludlow	**4.4**	**1.4**	**0.5**	**2.5**
North of Sheet Road		1.0		
Adj Shukers Landrover, Parys Road, Ludlow Business Park		0.3		
Land North of Lingen Road, Ludlow Business Park		0.1		
Land at Foldgate Lane			0.5	
Land East of Ludlow Eco Park, Sheet Road				2.5
Bishops Castle	**4.5**	**0.4**	**4.1**	**0**
Bishops Castle Business Park, Phase 1, Plot 1a		0.3		
Bishops Castle Business Park, Phase 1, Plot E		0.1		
Land at Bishops Castle Business Park, Phase 2			2.8	
Timber Yard / Station Yard, Bucknell			1.4	
Craven Arms (W) (D)	**12**	**4**	**3.5**	**4.5**
Osprey Ltd, Stokewood Road, Craven Arms Business Park **(D)**		0.7		
Craven Arms Business Park, Stokewood Road,		0.5		
Craven Arms Business Park, Plot K		0.2		
The Grove, Britpart Ltd **(D)**		1.6		
The Grove, Border Holdings **(D)**		0.7		
Land North of Long Lane **(W)**			3.5	
Newington Farm **(D)**				2.0
West of Newington Farm				2.5
Church Stretton	**1.8**	**0**	**0**	**1.8**
Land at New House Farm				1.8
Cleobury Mortimer	**0.4**	**0.1**	**0**	**0.3**
Land at Old Station Business Park				0.3
Old Station Business Park, Unit 14		0.1		

East	**22**	**4**	**8**	**11**
Bridgnorth (W) (D)	**16**	**3.7**	**5.5**	**6.6**
Stanmore Industrial Estate, Stanmore		2.8		
Bridgnorth Aluminium, Stourbridge Road (D)		0.3		
Faraday Drive (East & West), Bridgnorth		0.3		
Alveley Industrial Estate, Alveley		0.1		
Chartwell Business Park			4.6	
Adj Ditton Priors Industrial Estate, Ditton Priors			0.9	
Land South of A458, opposite Wenlock Road (W)				6.6
Shifnal (W)	**4**	**0**	**0**	**4**
J N Bentley Ltd, Lamledge Lane (W)				2.0
Land south of Aston Road				2.0
Much Wenlock	**1.7**	**0**	**1.7**	**0**
Land off Stretton Road			1.7	
Highley	**0.6**	**0**	**0.6**	**0**
Land adj Netherton Workshops			0.6	

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

(D) - Indicates sites dedicated to single occupier

Appendix 6
Hierarchy of Protected Employment Areas

SHREWSBURY	Regeneration Opportunities
Regional Sites	
Ditherington Flax Mill, Shrewsbury	Yes
Sub-Regional Sites	
Shrewsbury Business Park, Shrewsbury	
Battlefield Enterprise Park, Shrewsbury	
Key Shropshire Sites	
Oxon Business Park, Shrewsbury	Yes
Doncasters Airmotive, Shrewsbury	
Lancaster Road Industrial Estate, Shrewsbury	
Centurion Park, Shrewsbury	
William A Lewis & BT Complex, Shrewsbury	Yes
Former Cattlemarket area, Shrewsbury	
Castle Foregate (East), Shrewsbury	Yes
Longden Road Industrial Estate, Shrewsbury	
Sundorne Retail Park (part), Shrewsbury	
Key Local Sites	
Monkmoor Industrial Estate, Shrewsbury	
Mixed Commercial Site	
Castle Foregate (West), Shrewsbury	Yes

MARKET TOWNS & KEY CENTRES	Regeneration Opportunities
Sub-Regional Sites	
Waymills Business Park, Whitchurch	
Mullers & Tern Valley Business Park (Phase 1), Market Drayton	
Maes Y Clawdd, Oswestry	Yes
Stanmore Industrial Estate, Bridgnorth	
Key Shropshire Sites	
Whittington House and Artillery Business Park, Oswestry	
Ellesmere Business Park (Phase 1), Ellesmere	
Muller Dairy & Rea Valley Foods, Minsterley	
Bridgnorth Aluminium / Discovery Foils, Bridgnorth	
Muller England (UK) Ltd, Cleobury Mortimer	
Ludlow Industrial Estate, Ludlow	Yes
Ludlow Eco Park, Ludlow	Yes
Maer Lane and Bert Smith Way, Market Drayton	Yes
Sych Farm (Phase 1), Market Drayton	
Fulwood / Fabdec, Ellesmere	
Faraday Drive, Bridgnorth	
Weeping Cross Business Park, Ludlow	
Key Local Sites	
Wem Engineering Centre, Wem	
Aston Road, Business park, Wem	Yes
Wem Industrial Estate, Wem	
Employment Area, Cockshutt Lane, Broseley	Yes
Netherton Workshops, Highley	

MARKET TOWNS & KEY CENTRES	Regeneration Opportunities
Long Mynd Business Park, Church Stretton	
Love Lane Industrial Estate, Bishops Castle	
Bishops Castle Business Park (Phase 1), Bishops Castle	
Shifnal Industrial Estate, Shifnal	
Craven Arms Business Park, Craven Arms	Yes
Old Station Yard, Cleobury Mortimer	
Wem Business Park, Wem	Yes
Traditional Products, Oswestry	
Albrighton Business Park, Albrighton	
Stanley Lane, Bridgnorth	Yes
Employment Area, Stretton Road, Much Wenlock	
Shrewsbury Road Industrial Estate, Craven Arms	
Burway Trading Estate, Ludlow	
Employment Area and Brewery, Tenbury Road, Cleobury Mortimer	Yes
Lloyds of Ludlow	
Mixed Local Sites	
Employment Area, Calcutts Lane, Broseley	Yes