

**SHROPSHIRE COUNCIL SITE ALLOCATIONS AND
MANAGEMENT OF DEVELOPMENT (SAMDev) PLAN
2006-2026**

**Statement of Common Ground
between**

Shropshire Council and Natural England

September 2014

1. Introduction

- 1.1 This Statement of Common Ground has been prepared jointly between Shropshire Council (the Council) and Natural England (NE).
- 1.2 This document has been prepared to
- set out the areas now under AGREEMENT between the Council and NE, following a representation made by NE on the SAMDev Pre-Submission Draft Plan (the Final Plan)
 - detail the AGREED amendments made to the Plan before submission and included in the Schedule of Proposed Minor Modifications (CD29)
 - detail AGREED amendments post-submission
 - set out those areas where AGREEMENT HAS NOT BEEN REACHED

2. Background

Responses to earlier stages of the Plan

- 2.1 NE's representations to the Issues and Options, Preferred Options and Revised Preferred Options (both the Draft Development Management Policies and revised proposed site allocations documents) stages of SAMDev covered the following issues;
- i. the need for the Plan to consider and provide for green infrastructure
 - ii. the principle that planning policies and decisions should provide the highest levels of protection for England's protected landscapes, habitats, sites and species
 - iii. that a Habitats Regulations Assessment (HRA) should be carried out for the Plan
 - iv. the proximity of development sites to sites with biodiversity interest
 - v. the impact of development on water quality with particular reference to the River Clun Special Area of Conservation (SAC)
 - vi. opportunities to link the Green Belt with green infrastructure

The Habitats Regulations Assessment (HRA)

- 2.2 SC had informal discussions with NE throughout the preparation of the HRA for the SAMDev Final Plan, sending an advance copy for comments on 19th February 2014. NE was formally consulted on the Plan and the HRA on 15th April 2014.

NE response to Final Plan

- 2.2 NE's response to the Final Plan consultation (SC ref 225 and NE ref 115763) welcomed:
- i. the inclusion of policies MD2: Sustainable Design and MD12: Natural Environment
 - ii. the integration of green infrastructure
 - iii. the protection afforded to the landscape, particularly the Shropshire Hills AONB
 - iv. the intended protection and enhancement of biodiversity.
- 2.4 However, NE raised issues of soundness and legal compliance with respect to Policies MD5, MD12 and settlement policies for the Bishop's Castle, Craven Arms, Ellesmere, Wem and Whitchurch areas.

3. Main issues raised by Natural England at Final Plan stage.

- 3.1 SC met with NE on 2nd June 2014 to clarify the issues raised in their representation and discuss a way forward. It became apparent at the meeting and in subsequent informal correspondence that NE had two main concerns:

The relationship between the Plan HRA and the Plan Policies

- 3.2 NE felt the HRA showed that development in the Bishop's Castle and Craven Arms areas and the allocation of the Wood Lane mineral site in the Ellesmere area may cause significant effects on internationally designated sites. They also felt that more work was needed to assess the nature and scale of recreational pressure arising from the planned extra housing in the Ellesmere, Wem and Whitchurch areas on other Natura 2000 sites.
- 3.3 The Plan HRA sets out a range of mitigation measures to remove those significant effects (and so enable development to proceed) but NE felt the Plan did not provide appropriate mechanisms for such mitigation. As such the Plan was not legally compliant or sound.

The wording of Policy MD12

- 3.4 NE felt that the Plan was unsound as Policy MD12 did not make it clear enough that permission would be refused if significant harm cannot be avoided, mitigated, or as last resort, compensated (the mitigation hierarchy). They recommended that the policy was re-worded to bring it in line with national policy, particularly NPPF paragraph 118 which sets out this hierarchy. They also felt that the policy should be extended to cover soils and the best and most versatile agricultural land to ensure compliance with paragraph 112 of NPPF.

4. Actions taken by Shropshire Council

- 4.1 Following the meeting of 2nd June, officers from NE and SC had a series of informal discussions by email and phone which led to several proposed modifications to the submission Plan. These are shown in context in Appendix A and the reasoning behind them is detailed below.

The Plan HRA and the Plan Policies.

- 4.2 During the course of the informal discussions it became apparent that although many of the necessary mitigation measures to enable development to proceed are set out in the HRA, others are included in interim planning guidance, the Place Plans or provided for by Core Strategy Policies. It would thus not be sufficient to just provide a cross reference to the HRA in the Plan; all the other sources of mitigation measures needed to be included.

At the same time, the lack of information on the likely impact of increased recreational pressure arising from development in the Ellesmere, Wem and Whitchurch areas (see para 3.2 above) meant that the mitigation measures for Cole Mere, Fenns, Whixall, Bettisfield, Wem and Cadney Mosses and Brown Moss may not be adequate or appropriate. The Habitats Regulations require a precautionary approach in such situations, so the Plan also needed

a mechanism to incorporate any mitigation measures that may be identified as a result of better information becoming available in the future.

As all the affected designated sites have management plans that can be regularly updated (the River Clun SAC is awaiting the completion of a Nutrient Management Plan and associated Action Plan), it was decided to link future mitigation requirements to the remedial actions necessary to remove the impact of development set out in these plans.

- 4.3 On the basis of this, SC decided to insert additional text at the beginning of Policy MD12 to provide a mechanism for implementing those mitigation measures necessary to allow development to proceed, whether already defined or yet to be determined. Cross referrals to all sources of mitigation measures were included and the explanatory text was amended accordingly. The modifications to MD12 and the explanation were agreed with NE before the Plan was submitted.
- 4.4 The mitigation measures necessary to allow development to proceed in the Ellesmere, Wem and Whitchurch areas can also be delivered through amendments to Policy MD2. The proposed changes to MD2 allow for more semi-natural open space to be provided where development increases the recreational pressure on internationally designated sites. These were agreed with NE before submission.
- 4.5 Once the modifications to MD12 had been made, it was realised that the new wording had consequences for a number of the Settlement Policies. Text in these Policies referring to either the need for a project-level HRA or to specific mitigation measures was now superfluous. However, SC felt it was prudent to provide some replacement text within the affected Policies to link back to MD12 and provide clarity on which designated sites were affected in each area. Additionally, it was also important to include policy wording to cover the current, known restrictions on development affecting the River Clun SAC (an issue also raised by the Environment Agency). Text on the need to phase development in line with future improvements to infrastructure, particularly waste water was thus agreed with NE for those settlements in the Clun catchment.
- 4.6 SC then reviewed the Final Plan for references to HRA related issues and made changes to Policies and their explanatory text in the following areas: Bishop's Castle, Craven Arms, Ellesmere, Oswestry, Shrewsbury, Wem and Whitchurch (Oswestry and Shrewsbury had not been included in the NE representation). Modifications were also made to Policy MD5 to cover the Wood Lane minerals site. All these modifications were agreed with NE at the submission stage and included in the schedule of proposed minor modifications (CD29). Two agreed modifications for Policy S8.3 and Policy S8.3 (i) were inadvertently omitted from the schedule but are included here as post-submission changes.

Re-wording Policy MD12

- 4.7 Notwithstanding the above changes to Policy MD12 which constitute a new point 1. SC also made changes to the original first part of the policy to align it with national policy. These now form point 2. The policy now ensures development will be encouraged in the most sustainable locations and unacceptable development will be restricted in order to protect designated features as indicated by NPPF paragraph 14, note 9. The policy was also re-worded to make it clearer that the avoidance of harm should come before mitigation measures are considered and that compensation should be a last resort.
- 4.8 The explanatory text was modified to include a paragraph on the importance of protecting soils. This was agreed with NE before submission as was the omission of any further text on best and most versatile agricultural land. It was agreed that the latter is covered by Policy CS6.

5. Conclusion

- 5.1 All AGREED proposed modifications to the Plan are shown in context in Appendix 1.
- 5.2 With the exception of changes to Policy S8.3 and Policy S8.3 (i) (see 4.6 above) all agreed modifications are shown in the CD29: Schedule of Proposed Minor Modifications.
- 5.2 There are no outstanding matters of agreement between the two parties.
- 5.3 Natural England and Shropshire Council consider the SAMDev Plan to be SOUND provided the agreed modifications are made.

Signed on behalf of Shropshire Council

.....
 Andy Mortimer, Policy and Environment Manager

Date:..... 23/09/2014

Signed on behalf of Natural England

.....
 Roger Owen, Manager, North Mercia Area Team

Date:22/09/2014.....

APPENDIX 1

Proposed Modifications to SAMDev in response to Natural England representation on Final Plan

Note: The Schedule of Proposed Minor Modifications (CD29) numbers each change. For ease of reference, the numbers in brackets in this document refer to this.

Policy MD2: Modifications

- (3) **Policy MD2:** insertions and deletions to point 5
- (4) **Explanation for Policy MD2:** insert new paragraph 4.13a

MD2 – Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. Achieve local aspirations for design, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
2. Contribute to and respect locally distinctive or valued character and existing amenity value by:
 - i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
 - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
 - iii. Respecting, enhancing or restoring the historic context, such as the significance and character of any heritage assets, in accordance with MD13; and
 - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Water Management SPD
5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which

MD2 – Sustainable Design

it is set, in accordance with Policy CS17 and MD12 and MD13, including;

- i. natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
 - ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, **recreation, formal or informal uses** and ~~recreation-use~~ **including semi-natural open space;**
 - iii. **where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point,**
 - iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.
6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design;
 7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

Explanation

- 4.6 No change
4.7 No change;
4.8 No change
4.9 No change
4.10 No change
4.11 No change;
4.12 No change
4.13 No change

4.13a Whilst national policy protects internationally designated wildlife sites from development which would damage their special interests, planning proposals may still lead to indirect effects on such sites. The HRA for the Plan identifies those internationally protected sites which could be affected by development and Policy MD12 provides for mitigation measures to remove the impact. This policy sets out those measures necessary to mitigate the effect of increased recreational pressure. These may include an increase in the amount of open space provided by a development over and above the 30sqm per person with a significant

proportion of this being semi-natural. Additional mitigation measures may include developer contributions in line with Policy MD12.

4.14 No change

4.15 No change

Policy MD5: Modifications

(16) **Schedule MD5a**; insertions and deletions to point 1

(17) **Explanation for Policy MD5**: insertions and deletions to paragraph 4.44

Schedule MD5a: Phase 1 Site Allocations:

Development of the allocated mineral sites identified on the Proposals Map should be in accordance with relevant Local Plan policies and the development guidelines set out in this schedule.

Allocated Sites	Development Guidelines
<p>Wood Lane North extension (Ellesmere)</p>	<p>Development subject to:</p> <ol style="list-style-type: none"> 1. the completion of a project level Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a European Site, or a nationally designated wildlife site. Permission cannot be granted if there will be an adverse impact on protected sites; in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12.' 1. The effects of the development on hydrology will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures; 2. Further assessment and mitigation measures to adequately control adverse impacts on the natural environment including dust, sediment and pollution; 3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks; 4. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits, particularly in relation to the nearby Cole Mere Ramsar Site; 5. further assessment and appropriate mitigation measures to address potential impacts on heritage assets since a there is a

Allocated Sites	Development Guidelines
	<p>Scheduled monument and listed buildings within 700m;</p> <p>6. further consultation and appropriate mitigation measures to reflect the fact that the site is within an airfield safeguarding zone to address the potential safety impact of any plant structures and bird strike issues;</p>

Explanation

4.36 No change;

4.37 No change;

4.38 No change;

4.39 No change;

4.40 No change

4.41 No change

4.42 No change

4.43 No change

4.44 ~~It is a legal requirement for Local Authorities to prepare a Habitat Regulation Assessment (HRA) for plans and projects which have potential to impact upon habitats of European importance. Due to their size and location, mineral sites often have this potential. Whilst initial screening was carried out in support of the preparation of the Core Strategy in 2009, further screening has now been completed for the proposed mineral site allocations to identify any potential effect pathways by which those mineral allocations might impact upon European Designated Sites. The proposed site allocation at Morville has been screened out due to being over 10km from the nearest European Designated Site and the proposed site allocation at Gonsal has been screened out as there is no likely significant effect on European Sites. The remaining proposed site allocation at Wood Lane North Extension cannot be 'screened out' of the HRA process at this stage and will require a full Appropriate Assessment to be carried out when the planning application is made.~~

4.44 The SAMDev Minerals HRA indicates that the Wood Lane North extension could adversely affect the integrity of the Cole Mere Ramsar site and the White Mere Ramsar site and that a project-level HRA is required at the planning application stage. Detailed information and an analysis of water movements as well as stringent mitigation management plans will be required to support this HRA. If the HRA indicates that harm arising from the disturbance of ground or surface water flows, reduced water quality, increased sedimentation and the effects of dust cannot be avoided or mitigated in line with Policy MD12, then permission will be refused. Further information is also available in the SAMDev Minerals Habitats Regulation Assessment.

Policy MD12: Modifications

(43) **Policy MD12:** insertions and deletions to points 1 and 2

- (43) **Explanation for Policy MD12:** insert five new paragraphs after paragraph 4.115 and insert one new paragraph after paragraph 4.128

MD12: The Natural Environment

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, **the avoidance of harm to Shropshire's natural assets and their conservation**, enhancement and restoration of ~~Shropshire's natural assets~~ will be achieved by;

- 1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8; CS9; CS17; CS18: MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate.**
- 2. Ensuring that ~~the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively on any of the following:~~ proposals which are likely to have a significant effect, directly, indirectly or cumulatively, on any of the following:**
 - i. the special qualities of the Shropshire Hills AONB;
 - ii. locally designated biodiversity and geological sites;
 - iii. priority species;
 - iv. priority habitats
 - v. important woodlands, trees and hedges;
 - vi. ecological networks
 - vii. geological assets;
 - viii. visual amenity;
 - ix. landscape character and local distinctiveness.

~~In these circumstances a hierarchy of mitigation then compensation measures will be sought~~ **will only be permitted if it can be clearly demonstrated that:**

 - a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;**
 - b) the social or economic benefits of the proposal outweigh the harm to the asset.**

In all cases a hierarchy of mitigation then compensation measures will be sought.
- 3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in**

MD12: The Natural Environment

poor condition.

4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.

Explanation

4.113 No change;

4.114 No change;

4.115 No change;

The Habitats Regulation Assessment (HRA) for the Plan identifies the potential for adverse effects on the integrity of a number of internationally designated sites. It also sets out the settlements where housing, employment uses or in the case of Ellesmere, leisure proposals may cause such harm. The Plan HRA then also identifies the mitigation measures necessary to remove the harm.

However, other development may have an adverse effect on the integrity of an internationally designated site. Where Shropshire Council identifies the potential for such an effect, a project-level HRA will be needed and applicants will be required to supply appropriate information to enable the Council to complete this.

Where a project-level HRA shows that development may have an adverse effect on the integrity of an internationally designated site, permission will be refused if this cannot be avoided or fully mitigated.

Project-level mitigation measures may include; phasing development to allow time for infrastructure improvements to be put in place; increasing the amount of semi-natural open space to provide alternative informal recreation opportunities in line with Policy MD2 or developer contributions towards remedial actions identified in the management or action plan for the designated site or in the Place Plan for the area, e.g. visitor management measures, water management measures as set out in CS18 and implementing the highest standards of design as required by CS6

Mitigation measures to remove the adverse effects of development on the integrity of the River Clun SAC will be identified once the Nutrient Management Plan has been completed by Natural England and the Environment Agency (due 2014). The subsequent Action Plan will set out those measures for which developer contributions may be required and these will be reflected in the relevant Place Plans.

4.116 No change.

4.117 No change;

4.118 No change

4.119 No change;

4.120 No change

Natural Assets

4.121 No change;

4.122 No change;

4.123 No change;

4.124 No change;

4.125 No change;

4.126 No change;

4.127 No change;

4.128 No change

The planning system should protect and enhance soils. Some of the most significant impacts on soils occur as a result of construction activity. A Code of Practice has been developed by Defra to assist anyone involved in the construction sector to better protect the soil resources with which they work and in so doing, minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment.

Deriving benefits from development

4.129 No change;

4.130 No change;

4.131 No change.

S2: Bishop's Castle Area: Modifications

(65) **Policy S2.1 Bishop's Castle Town:** insertions and deletions to point 5

(65) **Explanation for Policy S2.1:** insert new paragraph 5.16a

(65) **Policy S2.2 Community Hub and Cluster Settlements:** insert new paragraph

(65) **Policy S2.2 (i) Bucknell:** delete last paragraph

(65) **Policy S2.2 (iii) Clun:** delete last paragraph

(65) **Policy S2.2 (iv) Lydbury North:** delete last paragraph

(65) **Policy S2.2 (vi) Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes):** delete part of 2nd paragraph

(65) **Explanation for S2.2 Community Hub and Cluster Settlements:** insert new paragraph 5.18a

(65) **Policy S2.3 Area wide policies and other allocations:** insertions and deletions to point 1

(65) **Explanation for Policy S2.3:** insertions and deletions to paragraphs 5.20 and 5.21

S2: Bishop's Castle Area

S2.1 Bishops Castle Town

1. Bishop's Castle will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026;
2. New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance which reflects opportunities within the town's development boundary as shown on the Proposals Map. The allocated housing site is set out in Schedule S2.1a and identified on the Proposals Map;
3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, the existing employment commitment in Schedule S2.1b for the Phase 2 expansion of Bishops Castle Business Park will be re-allocated as the most sustainable location for employment development. No further employment sites are allocated but existing commitments identified in Schedule 7.1c and the protection of existing employment areas in Policy MD9 will provide a range and choice of employment opportunities in the town;
4. To support Bishop's Castle's role as a Market Town, the extent of the town centre for retail purposes is identified on the Proposals Map. Development proposals in this area will need to satisfy the policy requirements set out in Policy CS15 and Policy MD12;
5. ~~All development in Bishop's Castle must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and any agreed management strategy for the river catchment.~~
Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.'

Explanation

5.13 No change;

5.14 No change;

5.15 No change;

5.16 No change.

5.16a The Plan HRA indicates that development in Bishop's Castle may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document

Schedule S2.1c Committed urban employment sites No change

5.17 No change

S2.2 Community Hub and Cluster Settlements

Community Hubs and Clusters in the Bishop’s Castle area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and key elements of each Hub and Cluster’s development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and the guidance in any community led plan or Parish Plan adopted by Shropshire Council. The development of the allocated sites identified on the Proposals Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove the adverse effects of development in the Bishop’s Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

Community Hubs:

S2.2(i) Bucknell

Bucknell is a community hub with a housing guideline of around 100 dwellings over the period to 2026. Development in the village at 2013 comprises around 22 dwellings built (8 dwellings) or capable of delivery (14 dwellings). The majority of the remaining 78 dwellings will be delivered through the allocation of a single large, mixed use site close to or adjoining the principal services including the employment area, train station, village shop and village hall. The development of this allocation should provide a sustainable mix of dwelling types and sizes to meet local needs for affordable and family housing with employment units to accommodate existing businesses relocated within the site and further units to accommodate economic investment in the village.

The balance of housing development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary identified on the Proposals Map. Windfall development on small sites will be permitted within the development boundary to deliver around 8 new homes or to bring the level of housing development up to the desired level of 100 new houses in Bucknell

~~All development in Bucknell Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment.~~

Site	Development guidelines	Provision
------	------------------------	-----------

<p>Timber Yard / Station Yard (BUCK001)</p>	<p>Development to deliver a mixed use residential and employment development to provide:</p> <p>i) providing 70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop;</p> <p>ii) new employment units will accommodate existing / new businesses in the town and may also accommodate the existing timber yard enterprises.</p>	<p>70</p>
---	---	-----------

S2.2 (iii) Clun

Clun is a community hub with a housing guideline of 70 new dwellings over the period to 2026. This development will be delivered through the allocation of a single large site located on the eastern edge of the town close to the existing services including the surgery and business park. The single allocation is expected to deliver the majority of the housing development and provide a sustainable mix of housing types and sizes to meet local needs for affordable and family housing.

The balance of development will be delivered through opportunities for small scale development on windfall sites within the existing development boundary. Windfall development on small sites will be permitted within the development boundary to deliver an allowance of around 10 new homes or to balance the level of development on CLUN002 to deliver the housing requirement for the town.

The scale of development in the town reflects the role of Clun as a principal service centre and visitor destination in the Clun valley on the western edge of the Area of Outstanding Natural Beauty.

~~All development in Clun Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and the agreed management strategy for the river catchment.~~

Site	Development guidelines	Provision
<p>Land at Turnpike Meadow (CLUN002)</p>	<p>Development to deliver around 60 new homes subject to the capacity of the site to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town.</p>	<p>60</p>

S2.2 (iv) Lydbury North

Lydbury North is a community hub with a housing guideline of around 20 dwellings for the period to 2026. This growth will be delivered exclusively on four allocated housing sites capable of providing around 20 dwellings. These developments are capable of providing a mix of dwellings types, sizes and designs to accommodate a broad range of housing demands with larger dwelling types potentially accommodating live / work lifestyles.

Site LYD009 has frontage highway access directly onto the B4385. Sites LYD007 / LYD008 and LYD011 are served by local access roads which form a cross roads junction with the B4385 immediately to the west of LYD009. The highway and junction configurations and the use of the B4385 as a route to Bishops Castle may require local highway / junction safety improvements as part of the development of the allocated housing sites. The village may also offer opportunities for exceptions sites for affordable housing development where this will satisfy a proven local need. All sites should provide adequate off street parking to relieve congestion on the narrow local access roads and seek opportunities for pedestrian links through the village where possible. Development will respect the character of the village and its heritage assets particularly within the central Conservation Area and will also respect the setting of the village within the Area of Outstanding Natural Beauty (AONB).

Lydbury North Parish is a vanguard location for community planning. Proposals will form part of an emerging Community Led Plan providing additional guidance and helping to inform planning decisions in the parish.

~~All development in Lydbury North Parish must have regard to the conservation targets for the River Clun catchment as set out in the nutrient management plan and agreed management strategy for the river catchment.~~

Site	Development guidelines	Provision
South of Telephone Exchange (LYD007)	LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.	8
North of Telephone Exchange (LYD008)	LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing	5

S2.2 (iv) Lydbury North		
	residential amenity.	
Former Garage (LYD009)	Brownfield redevelopment opportunity on an under used and visually intrusive former garage site which includes an existing residential bungalow. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate around 3 new dwellings subject to dwelling type and size. The existing bungalow also affords the opportunity for a replacement dwelling to increase the overall site capacity to 4 dwellings.	3
Land adjacent to Church Close (LYD011)	LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.	4

Community Clusters:

S2.2 (vi) Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)
<p>This group of 6 smaller settlements (which do not have development boundaries) is a community cluster where development will be expected to deliver an additional 15 dwellings over the period to 2026. Development is expected to comprise small scale infilling and conversion on suitable sites within or adjoining these 6 named settlements. The larger settlements of Clungunford and Hopton Heath may offer larger development sites close to key community services in the parish providing more sustainable development opportunities.</p> <p>All development in Clungunford Parish must have regard to the conservation targets for the River Clun catchment as set out in the Nutrient Management Plan and agreed management strategy for the river catchment. Development should be located on small scale infilling sites and conversions within or adjoining Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes). Clungunford and Hopton Heath may provide larger sites offering better opportunities for sustainable development</p>

Explanation

5.18 No change;

5.18a The Plan HRA indicates that development in the Community Hubs of Bucknell, Clun, Lydbury North, and the Community Cluster of Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes) may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.

5.19 No change.

S2.3 Area wide policies and other allocations

- ~~1. The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in the town of Bishop's Castle, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD~~ **Mitigation measures will be required to remove the adverse effects from development in the Bishop's Castle area on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.**
2. Windfall opportunities to develop around 4 hectares of suitable small scale employment uses within Bishops Castle and in the Community Hubs, Community Clusters or appropriate rural locations will be permitted. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD9.
3. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule S2.1c below.

Schedule S2.1c Committed rural employment sites: No change

Explanation

- 5.20 ~~Much of the south-western part of the Bishop's Castle area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended—the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the~~

~~SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;~~

- 5.21 ~~Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission;~~
- 5.20 The Plan HRA indicates that development in the Bishop's Castle area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.**

5.22 No change.

S7: Craven Arms Area: Modifications

- (77) **Policy S7.2 Cluster Development Strategy:** insert new paragraph
- (78) **Policy S7.2 (i) Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton, and Round Oak:** delete 2nd paragraph.
- (77) **Explanation for Policy S7.2 Cluster Development Strategy:** insert new paragraph 5.78a
- (80) **Policy S7.3 Area Wide Policies:** insert new paragraph 3
- (80) **Explanation to Policy S7.3:** delete paragraphs 5.80 and 5.81 and replace with new paragraph 5.80

S7.2 Cluster Development Strategy

Community Hubs and Clusters in the Craven Arms area are identified in Policy MD1 and listed in the schedule below, together with the agreed housing requirements and

key elements of each Hub and Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and the guidance in any community led plan or Parish Plan adopted by Shropshire Council. The development of the allocated sites identified on the Proposals Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8 and the development guidelines and approximate site provision figures set out in the schedule.

For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.

Community Clusters:

S7.2(i) Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak

The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026. Development in the Parish is preferred as single plot developments delivering slow, cumulative growth.

~~The River Clun Special Area of Conservation (SAC) will be protected by ensuring that all development in the River Clun catchment, including in Hopesay Parish, clearly demonstrates that it will not adversely affect the integrity of the SAC. New development must incorporate measures to protect the SAC. These includes phasing development appropriately to take account of infrastructure improvements, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18 and the guidance in the Sustainable Design SPD and the Water Management SPD.~~

Explanation

5.78 No change;

5.78a The Plan HRA indicates that development in the Community Cluster of Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton and Round Oak may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.

5.79 No change.

S7.3: Area-wide Policies

S7.3(i): Area-wide Policies

1. Developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed employment sites in Schedule 7d below.
2. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 2 hectares of employment development are expected to take place on small-scale windfall sites across the Craven Arms Area over the Plan period and will be positively considered in relation to employment policy MD4 and the relevant policies for Craven Arms (CS3), hubs and cluster settlements (CS4) or the rural area (CS5, MD7) as appropriate.
3. **For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18.**

Explanation

- 5.80 ~~Some of the western part of the Craven Arms area is in the river Clun catchment. Part of the river Clun is a Special Area of Conservation (SAC) which is afforded the highest levels of protection under the Conservation of Habitats and Species Regulations 2010 (as amended – the Habitats Regulations) and the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (Habitats Directive). Although the river is an important environmental asset, the particular feature for which the SAC is notified is the Freshwater Pearl Mussel. The SAC is currently assessed as being in an unfavourable condition for a number of reasons, including high levels of silt and nutrients (particularly Nitrogen and phosphate) which affect the health of the pearl mussel population. Natural England and the Environment Agency are producing the River Clun SAC Nutrient Management Plan (NMP), due to be published by April 2014. The aim of the NMP is to provide a long term, whole catchment view of the options that will be required to restore the River Clun SAC to favourable condition;~~
- 5.81 ~~Whilst this integrated catchment approach is important, ensuring a wide range of measures are employed to reduce nutrient loads, it is vital that new development contributes positively alongside wider land management measures. In accordance with Policy CS18, new development must contribute to sustainable water management, by enhancing and protecting water quality and ensuring there is adequate water infrastructure in place to serve the proposed development. New development must be phased appropriately to take account of improvements to infrastructure and apply the highest~~

~~standards of sustainable design in accordance with CS6 and MD2. In addition, a Habitat Regulation Assessment must be carried out by the LPA for any new development within the Clun catchment and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the River Clun SAC will not be granted planning permission.~~

- 5.80 The Plan HRA indicates that development in some parts of the Craven Arms area may adversely affect the integrity of the River Clun SAC. Mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment and the Natural Environment Supplementary Planning Document.**

S8: Ellesmere Area: Modifications

- (84) **Policy S8.1 Ellesmere Town: insertions and deletions to point 5**
- (84) **Schedule 8.1a Housing Sites: deletion of text in development guidelines for site ELL003a**
- (84) **Schedule 8.1c Leisure and Tourism sites: deletion and insertion of text into development guidelines for site ELL003b**
- (84) **Explanation for Policy S8.1: delete paragraph 5.88 and replace with new paragraph 5.88**
- (87) **Policy 8.2 Hub and Cluster settlements: insert new paragraph at end of policy**
- (87) **Explanation for Policy 8.2: insert new paragraph 5.90a**
- (--) **Policy S8.3 (i) Area-wide Policies: insert new paragraph 2 (*note this proposed change has been inadvertently omitted from the schedule of proposed modifications*)**
- (88) **Policy S8.3 (ii) Mineral Allocation: insertion and deletion of text in development guidelines for Wood Lane site**
- (--) **Explanation for Policy S8.3: insert new paragraph before paragraph 5.91 (*note this proposed change has been inadvertently omitted from the schedule of proposed modifications*)**

S8: Ellesmere Area

S8.1: Ellesmere Town Development Strategy

1. Ellesmere will accommodate additional development of around 800 homes during the period 2006-2026 to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal;
2. New housing development will be delivered through the allocation of a single greenfield site to the south of the town, subject to the implementation of satisfactory drainage and flood risk measures. The allocation site together

S8: Ellesmere Area

with a windfall balance reflects available opportunities and past rates. The specific site allocation for housing is identified on the Policies Map and in Schedule S8a below and is capable of delivering 250 new homes;

3. Employment land allocations will be delivered at Ellesmere Business Park (ELR074) for 6.2ha and Land off Grange Road (ELR075) for 3 hectares (over and above the existing commitment of 1.2ha). The allocation of land at Grange Road is subject to further evidence being provided by the landowner to show that the entire site is developable. The existing commitment of 0.4ha at phase 1 of the Business Park continues and major employment areas will be protected and opportunities for the regeneration of existing employment areas will also be encouraged, in accordance with Policy MD9;
4. The allocation of 18 hectares of land for leisure and tourism uses is located adjacent to the allocated housing site to the south of town. The scheme represents an exciting opportunity for Ellesmere to further develop its leisure and tourism facilities and enhance the visitor experience, thus helping to attract more tourism to the town to help boost the local economy. Development of the site will be subject to the implementation of satisfactory drainage and flood risk measures in conjunction with the housing site. The specific site allocation is identified in Schedule S8.1c below;
- ~~5. Ellesmere lies within the West Midlands Meres and Mosses RAMSAR area. All development in Ellesmere must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to these internationally protected sites through a Habitat Regulation Assessment; Mitigation measures will be required to remove any adverse effects from development in Ellesmere on the integrity of the Cole Mere Ramsar site and on the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.~~
6. To support Ellesmere's role as a District centre, the extent of the Primary Shopping Area of the town is identified on the Policies Map. Development proposals in this area will need to satisfy policy requirements set out in Policies CS15 and MD12;

Schedule S8.1a: Housing Sites

Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision
------	------------------------	-----------

Site	Development guidelines	Provision
Land South of Ellesmere (ELL003a)	<p>Development of site is subject to:</p> <p>Appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b) whilst retaining and enhancing existing ecological features;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of a Natura 2000 site. The HRA will need to predict visitor numbers to Cole Mere and Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses from the proposal (alone and in combination). If a significant increase in visitor numbers is predicted it will be necessary to avoid or mitigate for this impact. This may be through provision of a 'Country Park' in accordance with Policy MD2 and/or contributions to visitor management measures at the RAMSAR sites.</p>	250

Schedule S8.1c: Leisure/Tourism Sites

Development of the allocated leisure and tourism sites identified on the Policies Map should be in accordance with Policies CS6, CS7, CS8, CS9, CS13, CS16, CS17 and CS18, Policies MD2, MD8, MD11 MD12 and MD13, and the development guidelines and approximate site provision figures set out in this schedule.

Site	Development guidelines	Provision (hectares)
Land South of Ellesmere (ELL003b)	<p>Development of site is subject to:</p> <p>Appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canal side rather than town centre, including; hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not</p>	18

Site	Development guidelines	Provision (hectares)
	adversely affect the integrity of a Natura 2000 Site.	

Explanation

5.82 No change;

5.83 No change;

5.84 No change;

5.85 No change

Schedule S8.1d: Committed Urban Employment Sites No change

5.86 No change;

5.87 No change

~~5.88 Natura 2000 sites surrounding Ellesmere could be adversely affected by changes in water levels due to abstraction, changes to surface water drainage, deterioration of water quality through pollution or inflow of sediment, atmospheric pollution and increased recreation. A Habitat Regulation Assessment must be carried out by the LPA for any new development within Ellesmere and applicants will be required to supply any appropriate information to allow the LPA to do so. Any development that cannot be shown to not adversely affect the integrity of the Natura 2000 sites will not be granted planning permission.~~

5.88 The Plan HRA indicates that residential development in Ellesmere may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites. Measures are also required to remove adverse impacts on the water quality of the Cole Mere Ramsar site arising from leisure and tourism development. Mitigation will be in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.

S8.2 Hub and Cluster Settlements

In addition to meeting the requirements of Policy CS4, development in Community Hubs and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance contained in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from residential development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.

Explanation

5.89 No change
 5.90 No change;

5.90a The Plan HRA indicates that development in the Community Hub of Cockshutt and the Community Clusters of Dudleston and Street Dinas, Tetchill, Lee and Whitemere and Welsh Frankton, Perthy, New Marton and Lower Frankton may adversely affect the integrity of the Cole Mere Ramsar site and Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site. Mitigation measures are required to remove the harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.

S8.3: Area-wide Policies and Other Allocations

S8.3(i): Area-wide Policies

1. In the wider Ellesmere area, developments that contribute to the area's economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. Approximately 4 hectares of employment development is expected to take place on small-scale windfall sites across the Ellesmere area over the Plan period to 2026 and will be positively considered in relation to employment policy MD4 and the relevant policies for Ellesmere (CS3 & S11), hubs and cluster settlements (CS4 & S12) or the rural area (CS5, MD6 & MD7) as appropriate;
2. **Mitigation measures will be required to remove the adverse effects of development in the Ellesmere area on the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12**

S8.3(ii): Mineral Allocation

1. To maintain an adequate and steady supply of sand and gravel during the Plan period in accordance with the established production requirement, a northern extension to the existing quarry at Wood Lane, near Ellesmere is allocated in Policy MD5;

Allocated site	Development Guidelines	Provision
Wood Lane Quarry Extension	Further extension of the site is subject to the completion of a Habitats Regulations Assessment (HRA) Policies MD5a and MD12 and further assessment of the potential impact on nearby heritage assets.	14.05 ha - Approximate productive capacity: 1.4 million tonnes

Explanation

The Plan HRA indicates that development in the Ellesmere area may adversely affect the integrity of the Cole Mere Ramsar site and the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site.

Mitigation measures are required to remove the harm arising from increased recreational pressure and water quality impacts appropriately, on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.

Employment and Waste Management Development

5.91 No change.

Mineral Allocation

5.92 No change.

S14: Oswestry Area: Modifications

(103) **Policy S14.2 Hub and Cluster Settlements:** insert new paragraph

(104) **Policy S14.2 (iii) Llanymynech and Pant:** delete text from policy and delete text from development guidelines for **site LLAN009**

(103) **Explanation for Community Hubs and Clusters:** insert new paragraph 5.139a.

S14.2 Hub and Cluster Settlements

Community Hubs and Clusters in the Oswestry area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Mitigation measures will be required to remove any adverse effects from development in the Oswestry area on the integrity of the Montgomery Canal SAC in accordance with Policy MD12.

Community Hubs:

S14.2(iii): Llanymynech & Pant

Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026. New housing will be delivered through two site allocations in Llanymynech for up to 67 dwellings. These sites will help deliver sustainable development in a location close to village centre services, whilst making the best use of available brownfield land and helping to integrate the Heritage Way estate into the village. In addition to the allocated sites, there are a range of opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundaries of the two villages. Key development constraints for Llanymynech and Pant include potential impacts on the Montgomery Canal Special Area of

S14.2(iii): Llanymynech & Pant

Conservation (SAC), protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of playing fields (LLAN009):	<p>Development subject to:</p> <p>The provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.</p>	35
Former Railway Land, Station Road (LLAN001):	<p>Development subject to:</p> <p>The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.</p>	32

Explanation

5.139 No change;

5.139a The Plan HRA indicates that development in the Community Hub of Llanymynech and Pant may adversely affect the integrity of the Montgomery Canal SAC. Mitigation measures are required to remove harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment

5.140 No change

S16: Shrewsbury Area

(117) **Policy S16.2 Community Hub and Cluster Settlements:** insert new paragraph

(117) **Policy S16.2 (i) Baschurch:** delete last paragraph

(117) **Explanation for Community Hubs and Clusters:** insert new paragraph 5.168a

S16.2 Community Hub and Cluster Settlements

In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

Mitigation measures may be required to remove any adverse effects from development of site BA035 on the integrity of the Fenemere Ramsar site in accordance with Policy MD12

Community Hubs:

S16.2(i) Baschurch

Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing sites together with development by infilling, groups of houses and conversion of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

~~Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north-west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.~~

Allocated Site	Development Guidelines	Provision
Land at rear of Wheatlands Estate (BAS005)	Development subject to satisfactory access, layout and design.	40
Land at Station Road (BAS035)	Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40
Land to rear of Medley Farm (BAS025)	Development subject to satisfactory access, layout and design which will need to respect the setting of Prescott Conservation Area.	25
Land to the west of Shrewsbury Road (BAS017)	Development subject to satisfactory access, layout and design and the provision of land adjoining Milford Road for a new Medical Centre and associated parking, protection of the integrity of the coffin path crossing the	30

Allocated Site	Development Guidelines	Provision
	site, and high quality landscape design to minimise the visual impact of the development on the surrounding area and existing adjoining residential properties.	

Explanation

5.167 No change;

5.168 No change;

5.168a The Plan HRA indicates that development of site BA035 in Baschurch may adversely affect the integrity of the Fenemere Ramsar site. Mitigation measures may be required to remove the harm arising from hydrological impacts on this internationally designated site in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment'

5.169 No change.

S17: Wem Area

(126) **Policy 17.1:** insert new paragraph 5

(126) **Explanation for Policy 17.1:** insert new paragraph 5.175a

S17: Wem Area

S17.1 Wem Town Development Strategy

1. Wem will provide a focus for modest growth of approximately 500 dwellings and 4 hectares of employment land. Specific site allocations for housing are identified on the Policies Map and in Schedule S17.1a below and are together capable of delivering 110 new dwellings. The allocated sites are located to the north-west and south-west of Wem, in order to limit the potential for further cross town traffic and to reflect significant safety and congestion concerns regarding the railway crossing to the east of the town centre;
2. To help deliver a better balance between housing and employment in Wem, and to provide a range and choice additional local employment opportunity to help reduce the need to commute out of the town for work, existing employment areas will be safeguarded under Policy MD9 and an additional 4 hectares of employment land is identified on the Policies Map and in Schedule S17.1b below. These sites will complement the committed urban employment sites in Schedule S17.1c. To recognise existing infrastructure capacity constraints, the strategic location of the employment allocation is intended to help limit additional cross town traffic movements by commercial vehicles;
3. To support Wem's role as a District Centre, and in line with evidence from the North Shropshire Retail Study 2008, the extent of the Primary Shopping Area

for the town is identified on the Policies Map. Development proposals in these areas will need to satisfy policy requirements set out in Core Strategy Policy CS15 and SAMDev Policy MD12;

4. Development proposals will be expected to demonstrate that they have taken account of the policies and guidelines contained in the Wem Town Design Statement and any other future community-led plan or masterplan that is adopted by Shropshire Council.
5. **Mitigation measures will be required to remove any adverse effects from development in Wem on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site in accordance with Policy MD12.'**

Explanation

5.172 No change;

5.173 No change;

5.174 No change.

Schedule S17.1c: Committed Urban Employment Sites No change

5.175 No change.

5.175a The Plan HRA indicates that residential development in Wem may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site Mitigation measures are required to remove the harm arising from increased recreational pressure on this internationally designated site in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment.'

S18: Whitchurch Area: Modifications

(129) **Policy S18.1 Whitchurch Town:** deletion and insertion to point 6

(129) **Explanation for Policy S18.1:** insert new paragraph 5.184a

(132) **Policy 18.2 Hub and Cluster Development Strategy:** insert new paragraph

(134) **S18.2 (i): Prees and Prees Higher Heath Community Cluster** deletion of text

(135) **Policy S18.2 (ii) Whitchurch Rural & Ightfield and Calverhall:** deletion of text

(132) **Explanation for Policy 18.2:** insert new paragraph 5.189a

S18: Whitchurch Area

S18.1 Whitchurch Town Development Strategy

1. Whitchurch is a focus for significant development in the North East of Shropshire and will deliver around 1,200 dwellings around 26 hectares of

S18: Whitchurch Area

employment land in the plan period 2006-2026

2. New housing development will be delivered primarily on the allocated housing sites identified in schedule S18.1a below and identified on the Proposals Map, alongside additional infill and windfall development within the town's development boundary
3. New employment development will be delivered primarily on the allocated employment sites identified in schedule S18.1b below, alongside other appropriate brownfield opportunities within the town's development boundary. The existing employment area at Waymills is safeguarded for employment use in accordance with Policy MD9.
4. To support Whitchurch's role as a Principal Centre, new main town centre uses will be focussed within the defined town centre area and Primary Shopping Area identified on the Proposals Map, and will be subject to Policies CS15 and MD10.
5. The exceptional release of additional housing sites ahead of 2026 will be subject to the requirements of Policy MD3, and focussed on suitable land adjoining the development boundary, including land within the A41 by-pass to the West of the town.
6. ~~Whitchurch lies within the West Midlands Meres and Mosses RAMSAR area. All development in Whitchurch must demonstrate that it will not adversely affect the component SSSI's included in the RAMSAR site and their enhancement will be encouraged. Housing development will need to demonstrate that no significant increase in recreational pressure will result to Brown Moss SAC through a Habitat Regulation Assessment. Mitigation measures will be required to remove any adverse effects from development in Whitchurch on the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.~~

Development proposals will be expected to take account of infrastructure constraints and requirements, as identified within the LDF Implementation Plan and Place Plans and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.

Explanation

- 5.178 No change;
5.179 No change;
5.180 No change;
5.181 No change;
5.182 No change;
5.183 No change.

Schedule S18.1c: Committed Urban Employment Sites No change

- 5.184 No change;

5.184a The Plan HRA indicates that residential development in Whitchurch may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is also available in the SAMDev Habitats Regulation Assessment

5.185 No change.

S18.2 Hub and Cluster Development Strategy

Community Clusters in the Whitchurch Place Plan area are identified in the schedule below, together with the agreed housing requirement and key elements of each Cluster's development strategy. The sites in the table are allocated as suitable in principle for residential development where required to meet the housing requirement, subject to the criteria in policy MD2 and where relevant any key guidelines set out in Annex A. Allocated sites and windfall sites are subject to any guidelines contained in a community led plan, parish plan or masterplan that is adopted by Shropshire Council.

Mitigation measures will be required to remove any adverse effects from development in the Whitchurch area on the integrity of Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site in accordance with Policy MD12.'

Community Clusters

S18.2(i): Prees and Prees Higher Heath Community Cluster

Prees and Prees Higher Heath are a Community Cluster which will provide future housing growth of around 100 dwellings over the period to 2026. This will be delivered through the development of two allocated sites in Prees, together with development of infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Proposals Map for both villages. In considering applications for infilling development the preference will be for schemes to create a suitable road frontage, avoiding further back-land development, and for a maximum of three dwellings. In Prees Higher Heath the significant brownfield housing commitment on the current Grocontinental works site is not considered in the future housing growth of the Cluster, and subject to Policy MD3, should this site be undelivered any replacement housing will not be identified within the Prees Community Cluster settlements. ~~New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.~~

Site	Development guidelines	Provision
PRE002/010/11	Development subject to a suitable access off Shrewsbury Street, with any loss of existing	30

Site	Development guidelines	Provision
Land West of Shrewsbury Street	dwelling to be compensated within the new development and suitable landscape buffering between the site and Brades Road.	
PRE008 Land at Moreton Street	Development subject to agreed phasing to support the site's contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing. Development also subject to creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.	40

S18.2(ii): Whitchurch Rural & Ightfield and Calverhall Community Cluster

Tilstock, Ash Magna/Parva, Prees Heath, Ightfield and Calverhall are a Community Cluster which together will provide housing growth of about 100 dwellings between 2011 and 2026, in accordance with the following approximate scales:

- Tilstock: 50 dwellings
- Ash Magna / Ash Parva: 15 dwellings
- Ightfield and Calverhall: 25 dwellings
- Prees Heath: 10 dwellings

This will be delivered through the development of allocated sites in Tilstock, Ash Parva and Prees Heath, together with development of infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Proposals Map or on well related sites to Prees Heath. To support sustainable growth in Tilstock which respects local character and context, a phased approach will be used for the delivery of the allocated sites in accordance with the development guidelines in schedule below. ~~New development will be subject to the completion of a Habitats Regulations Assessment (HRA) to demonstrate that it will not adversely affect the integrity of a Natura 2000 Site.~~

Allocated site	Development guidelines	Provision
TIL001 Land at the Vicarage, Tilstock	Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.	25

Allocated site	Development guidelines	Provision
TIL002 Land at Tilstock Close, Tilstock	Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only. Development to come forward after 2017 or following the completion of site TIL001.	13
TIL008 Land at Russell House, Tilstock	Development subject to a vehicular access off Tilstock Lane, and the re-use of the existing on-site garage for community benefit, potentially as either a village shop or business starter units, subject to locally defined needs and aspirations.	12
ASHP002 Land West of Ash Parva	Subject to vehicular access off Ash Road alongside visibility improvements; the improvement and retention of the Ash footpath; land to support additional car parking in Ash Parva; and improvements to the pond on the eastern boundary.	8
PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Development subject to the use of the existing vehicular access off the A41.	5

Explanation

5.186 No change;
5.187 No change;
5.188 No change
5.189 No change.

5.189a The Plan HRA indicates that residential development in the Community Clusters of Prees and Prees Higher Heath and Whitchurch Rural & Ightfield and Calverhall may adversely affect the integrity of the Fenns, Whixall, Bettisfield, Wem and Cadney Mosses SAC/Ramsar site and the Brown Moss SAC/Ramsar site. Mitigation measures are required to remove harm arising from increased recreational pressure on these internationally designated sites in accordance with Policy MD12. Further information is available in the SAMDev Habitats Regulation Assessment.'