



Shropshire
Council



Shropshire Local
Development Framework :
Adopted Core Strategy

March 2011

“A Flourishing Shropshire”

Shropshire Sustainable Community Strategy 2010-2020







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Adopted Core Strategy

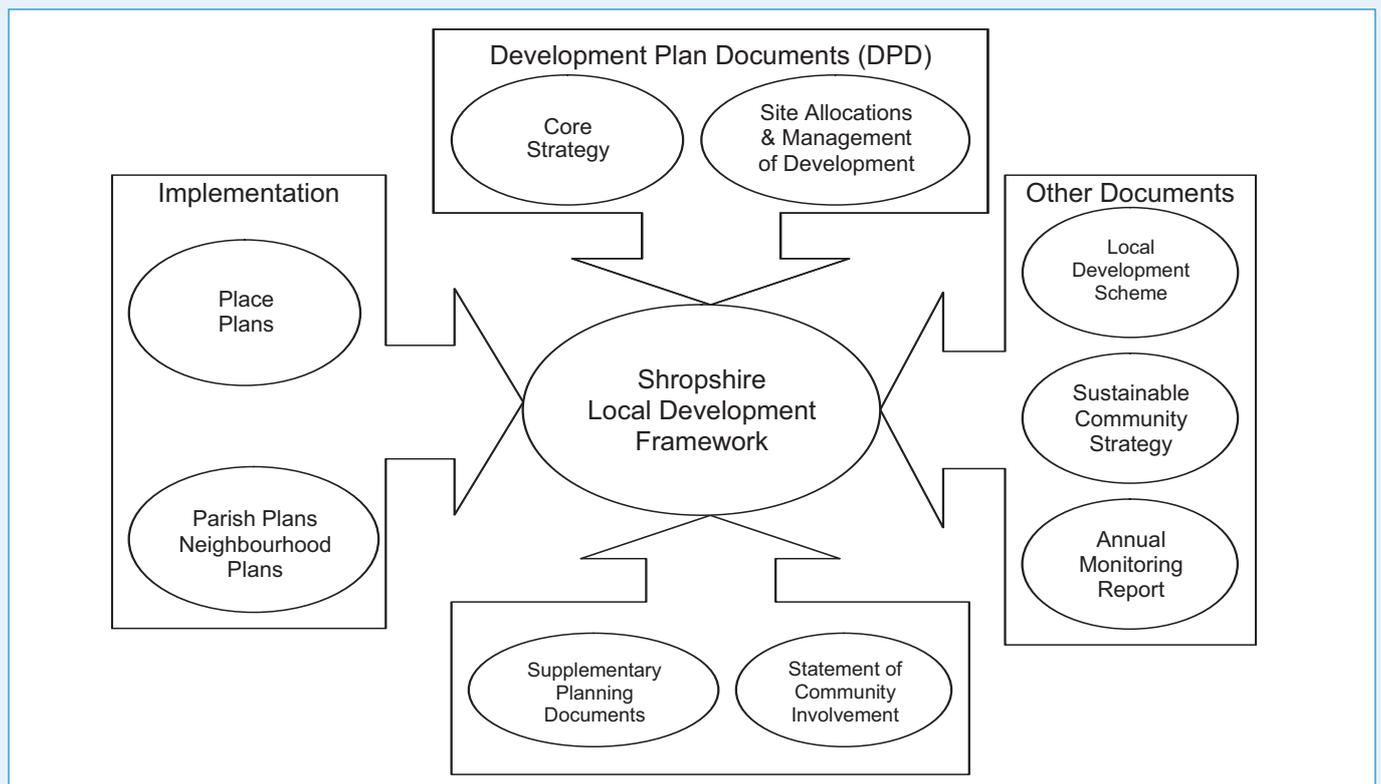
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1 // Introduction

The Core Strategy

- 1.1 The Core Strategy Development Plan Document (DPD) will be the principal document of the Shropshire Local Development Framework (LDF). The LDF is a set of documents (shown in figure 1) setting out policies relating to the use and development of land in Shropshire. The Core Strategy is the first of these documents that the Council has prepared, and the most important, setting out how Shropshire is expected to evolve over the period to 2026.
- 1.2 The Core Strategy sets out the Council's vision, strategic objectives and the broad spatial strategy to guide future development and growth in Shropshire during the period to 2026. It will be the starting point for the determination of planning applications and will be supported in due course by other documents relating to the allocation of land and more detailed development management policies. It will guide the aspirations of not only Shropshire Council but also other key service providers and stakeholders, whose input will be essential to the successful implementation of the strategy.

Figure 1: The Shropshire Local Development Framework



The Shropshire Approach

- 1.3 The Core Strategy embodies an innovative approach to development in Shropshire and aims to deliver more sustainable places at all levels and in both urban and rural settings. A sustainable place has sufficient social, economic and environmental infrastructure to meet the needs of its current population, but it is also resilient and capable of adapting to a range of economic, social and environmental challenges in the future.
- 1.4 It is especially important to ensure that Shropshire's Market Towns and rural settlements become more sustainable places and develop the resilience needed to meet the challenges of the 21st century. The Living Working Countryside Report (The Taylor Review 2008) and the Government's response to it raise a clear expectation that the planning system will respond more positively to rural sustainability. It will support rural businesses and affordable housing development and use these as a catalyst to maintain sustainable places which have facilities and services such as shops, pubs, schools and local businesses. The West Midlands Regional Spatial Strategy emphasises the importance of understanding local needs both for affordable housing and promoting local regeneration and support for retaining or achieving new services designed to meet those needs. In Shropshire many of the changes necessary to help achieve this will be small scale, incremental, locationally specific and founded upon community engagement.
- 1.5 Proactive community engagement is an important tool to identify community needs, particularly where it is used alongside other community led documents such as Parish Plans. Such documents and tools can be used to support Local Planning Authorities in place making and help to ensure that the Sustainable Community Strategy is delivered through the Local Development Framework. Shropshire's approach provides a clear framework for Parish and Town Plans to play a positive role in guiding future development decisions at a local level with all the benefits this may bring to a place. The Core Strategy provides the framework for the Council to undertake a process of community engagement with communities within Shropshire's rural areas. The approach carried out in 2010, used a process pioneered in the South West known as the 'Devon Toolkit' to establish communities own views of the level of sustainability in their own settlements. It is a community-led, bottom-up approach that is responsive to communities' own priorities and recognises that 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 has identified what makes rural communities sustainable places and has set out communities' own aspirations for change or growth to help them become more resilient and sustainable. Shropshire's approach is to use this strategic stage of the LDF to set aspirational targets for growth and the broad distribution of development which reflect evidenced agreed need. The Council then propose to use information which reflects local opinion gathered in the Site Allocations and Management of Development (SAMDev) DPD process to inform a flexible responsive process of managing the supply and delivery of land in line with the spatial strategy whilst working towards the aspirational targets in a responsible way.
- 1.6 Developing the Core Strategy has involved making important, and sometimes difficult, decisions and choices about how and where the need for new development in Shropshire can best be met. The Council prepared and published a Final Plan version of the Core Strategy and invited representations on the 'soundness' of the Plan during February and March 2010. Following this the Council considered that representations received did not impact on 'soundness' and submitted, in July 2010, the Final Plan for examination. An examination was conducted by Planning Inspector Mr Stephen Pratt with hearing sessions held during November 2010. After considering all representations and evidence, the Inspector's Report, in February 2011, concluded that the Shropshire Core Strategy is 'sound'.

Preparation and Evidence Base

- 1.7 The Shropshire Core Strategy has been prepared following considerable community consultation, the collection of evidence and working with key partners including the Local Strategic Partnership; town and parish councils; community groups; businesses; national and government organisations; utility companies and developers/agents.

Consultation has taken place at the following stages in the Core Strategy preparation:

Topic Papers:	July – Sept 2008
Issues and Options:	Jan – Feb 2009
Policy Directions:	Aug – Sept 2009

- 1.8 Whilst it is important that the Core Strategy reflects the views and aspirations of local communities, it should also be remembered that there are other factors and established priorities that must be taken into account, for the Core Strategy to be found sound.

These are:

- national planning policy statements and guidance prepared by Government;
 - regional planning policy - the West Midlands Regional Spatial Strategy (RSS) prepared by the West Midlands Regional Assembly, which sets the higher level planning policy framework including a range of targets for housing, employment land, minerals and waste;
 - the decisions reached on strategies, policies and programmes prepared by the Council and other agencies, which will have implications for future development in Shropshire.
- 1.9 The development of the Core Strategy has also been informed by a comprehensive evidence base. This includes but is not limited to, the following key elements:
- Consultation responses;
 - Shropshire Annual Monitoring Report;
 - Shropshire 2008 Sustainable Community Strategy Evidence Base;
 - Strategic Housing Land Availability Assessment;
 - Housing Market Area Assessment;
 - Affordable Housing Viability Study;
 - Strategic Flood Risk Assessment (level 1);
 - Shropshire Water Cycle Study;
 - AONB Management Plan;
 - Parish and Town Plans.
- 1.10 These documents, alongside a range of other evidence and background documents relating to issues such as housing needs, landscape sensitivity, review of employment land, retail studies, minerals provision, and others are available on request or via the Shropshire Council web site: www.shropshire.gov.uk/planning

Sustainability Appraisal

- 1.11 The policies in the Core Strategy have also been the subject of a Sustainability Appraisal. The Council prepared and then consulted on objectives against which to measure the sustainability of the various policy options and approaches at previous stages. At this stage the policies themselves have been subject to a full sustainability appraisal. The outcome of this work is set out in the Sustainability Appraisal Report, and Technical Appendix available by request or via the Shropshire Council website.

Habitat Regulation Assessment

- 1.12 Habitat Regulation Assessment also plays an important role in plan making by assessing the potential impacts of planning policies on the conservation objectives of designated sites of European importance. In Shropshire this means Special Areas of Conservation (SACs) and Ramsar sites within Shropshire and Special Protection Areas (SPA's) outside Shropshire. The Council prepared and consulted on a HRA Screening Report in March 2009. A further Habitat Regulation Assessment Report was published and consulted upon alongside the Core Strategy Final Plan and is available on the Shropshire Council website.

Consultation Responses

- 1.13 A statement has been produced setting out those bodies and persons invited to make representations at the various consultation stages, how they were engaged, a summary of the main issues raised and how these have been addressed in the preparation of the Core Strategy. The Consultation Statement is available on the Shropshire Council website.

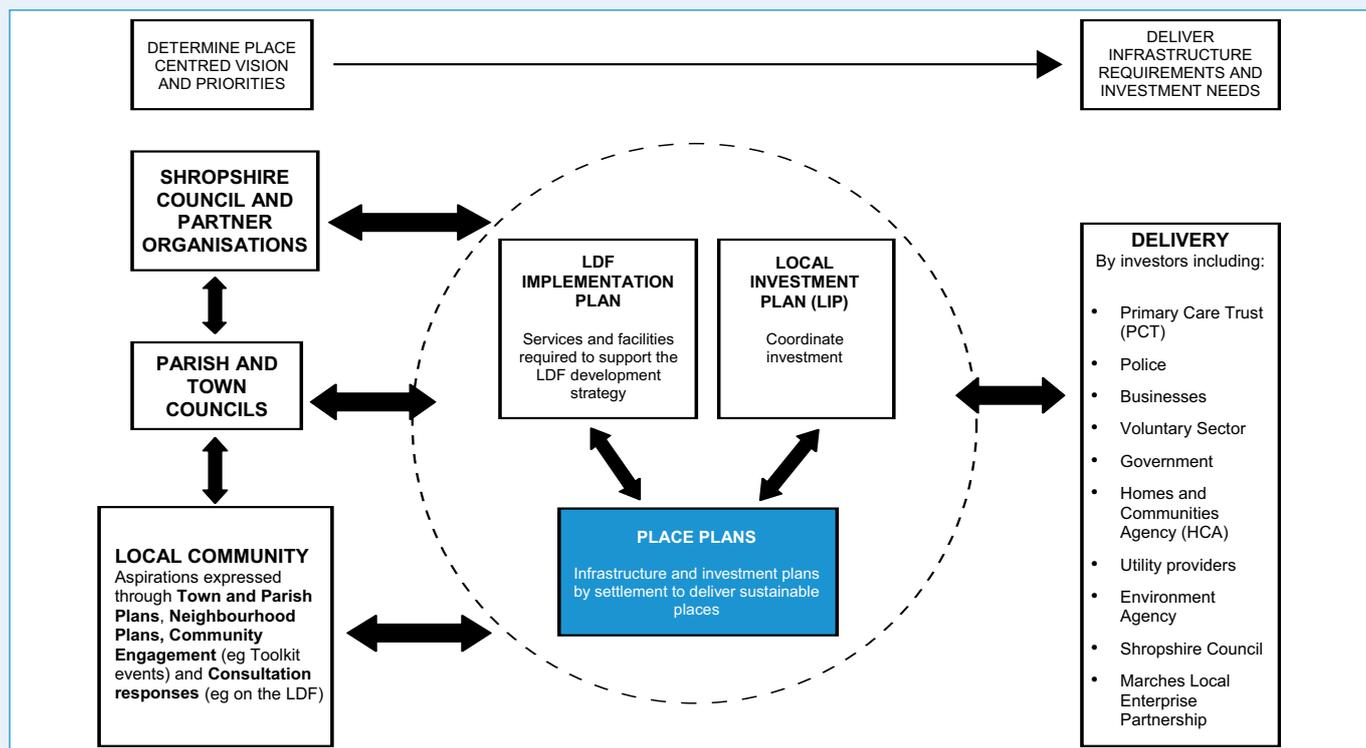
Sustainable Community Strategy and Other Strategies

- 1.14 The Shropshire Sustainable Community Strategy provides a strategic context which the planning system needs to reflect and interact with. It is produced by the Shropshire Partnership (acting as the Local Strategic Partnership), and comprises representatives from regional, public and local agencies and the voluntary and community sector. The Shropshire Partnership has produced a new Sustainable Community Strategy, in tandem with the Core Strategy, which will help guide the new unitary authority during the period 2010 - 2020.
- 1.15 The LDF will provide a spatial expression of the Sustainable Community Strategy and show how spatial planning can help deliver its social, economic and environment based priorities and agreed outcomes. In turn, as it is updated, the Community Strategy will identify and address issues that arise and ensure that partner organisations have their plans in place to support the delivery of development to meet Shropshire's needs.
- 1.16 Developing a clear and effective relationship between the policies and proposals of the LDF and other Council documents such as the Sustainable Community Strategy, the Corporate Plan, Housing Strategy, the Business Board Business Plan and the Local Transport Plan is a key Council objective. Similarly, alignment with other drivers for delivery such as the Homes and Communities Agency 'Single Conversation' is particularly important. The LDF will deliver or help to deliver the objectives of these and other strategies.

Delivery

- 1.17 The Core Strategy has the principle of sustainable development at its heart and goes beyond just land use planning to bring together other policies and programmes that influence the nature of Shropshire and how it functions. Key pieces of evidence, policies and partners are identified throughout this document. A key objective is to ensure that planned development is delivered and that mechanisms are in place to ensure this happens. Therefore, the means of delivering each policy is also set out, the LDF Implementation Plan coupled with appendices for each market town and key centre outlines the key infrastructure requirements needed to support the development of sustainable places and the agreed scale of growth. The Shropshire approach proposes that there will be a place sensitive version of the LDF available for each of Shropshire's Market Towns incorporating their rural hinterlands, which includes 'place appendices' which clearly set out priorities expressed by the community. Whilst the current LDF Implementation Plan appendices focus on Market Towns and Key Centres these will be expanded to include Community Hubs and Clusters identified through the SAMDev DPD process. Each appendix will set out priorities together with the planned investments and infrastructure delivery proposed on a rolling basis thus involving communities in the future development of their local area throughout the lifetime of the LDF.
- 1.18 As shown in Figure 1, the Shropshire Local Development Framework will include one other DPD. The SAMDev DPD is the second major planning policy document, following the Core Strategy. It will set out proposals for the use of land and policies to guide future development in order to help to deliver the Vision and objectives of the Core Strategy for the period up to 2026. The SAMDev will allocate sites for various types of development and set out further detailed policies for the management of new development across Shropshire. The emphasis will be on allocating land to deliver enough new housing and employment land to meet Core Strategy targets along with investment in infrastructure to deliver sustainable communities.
- 1.19 It is important that the LDF maintains a focus on delivery and successful outcomes 'on the ground'. To this end, links with other non-statutory Council documents and initiatives are critical, in particular the Shrewsbury Growth Point/Shrewsbury Vision, Market Towns Revitalisation and other plans seeking to develop increased self reliance in the rural area. Although not all within the formal LDF framework they are part of the overall package to bring sustainable growth to Shropshire and will be closely linked to the Implementation Plan of the Core Strategy.
- 1.20 Similarly the HCA's Single Conversation will make connections between housing and regeneration need, market opportunity, planning policy, land supply, and development viability. The aim is to produce a Local Investment Plan (LIP) bringing together priorities of key agencies. The LIP will be very closely allied to the Implementation Plan of the Core Strategy covering aspects such as economy, education, skills, health, transport, climate change and the environment. This combined plan will be called the Regeneration Prospectus.
- 1.21 The relationship between the various Plans and delivery/implementation strategies is shown in Figure 2.

Figure 2: Delivering Sustainable Places



Saved Policies

1.22 The Shropshire LDF will eventually replace the saved policies contained in the Local Plans prepared by the six former authorities and the Shropshire and Telford & Wrekin Structure Plan, prepared jointly by Shropshire County and Telford & Wrekin Councils. Those policies replaced by the Core Strategy are set out in Appendix 1.



2 // Spatial Portrait

- 2.1 The Core Strategy is based on an understanding of Shropshire's unique characteristics, its relationship with adjoining areas, knowledge of past trends and how things are likely to change in the future. This spatial portrait provides an overview of Shropshire, its people and places in 2010 and identifies the key issues and challenges we face.
- 2.2 Further detailed information, analysis and mapping of data can be found in Shropshire 2008 – Sustainable Community Strategy Evidence Base, which provides a common evidence base for both the Community Strategy and the LDF.
www.shropshire.gov.uk/factsfigures.nsf

Shropshire in 2010

Sub-regional Context

- 2.3 Shropshire is a large, diverse, predominantly rural inland county, situated in the far western corner of the West Midlands Region, on the border with Wales. It has a close relationship and strong sub-regional ties with neighbouring Herefordshire, and Telford and Wrekin will continue to influence the eastern part of Shropshire. The eastern part of Shropshire also has strong links with the West Midlands conurbation. Parts of north east Shropshire have connections with the Potteries and towns within south Cheshire. Western and southern parts of Shropshire have strong links with adjacent areas in Wales, but are more self contained and are remote from the influence of the major urban areas of the West Midlands. There are a range of interactions taking place which cross Shropshire's boundaries, including service provision, transport links and commuting patterns, and interdependencies in housing markets.
- 2.4 The Plan 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. Different parts of the plan area have different characteristics which are drawn out further through the description of five spatial zones at the end of this section.



Figure 3: Sub-regional Context



Legend

-  Area of Outstanding Natural Beauty (AONB)
-  Railway Lines
-  Principal Roads
-  Green Belt

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Communities

People and Places

- With a total population of 292,800 (2008) and only 0.9 persons per hectare, Shropshire is one of the most sparsely populated counties in England;
- Shrewsbury is the county town and the largest settlement and contains about a quarter of the total population. It is the main commercial, cultural and administrative centre for Shropshire, with a catchment that extends into mid Wales;
- The main 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;
- Outside the Market Towns and Key Centres, the population is spread widely and sparsely with many small settlements, hamlets and dispersed dwellings within the countryside. Overall, around 36% of the population live in rural areas. Rural communities have been affected by the loss of local services such as village shops, post offices, garages and pubs;
- Between 1991 and 2008 the population grew by 8.2% (24,100 people) due to in-migration, mainly from neighbouring areas. The population is projected to grow to 329,600 by 2026;
- Almost a fifth of residents are aged 65 or over. The demographic shift of an ageing population has been more rapid in Shropshire, with the number of people of retirement age increasing by 26.6% since 1991. This is attributable to the in-migration of people wishing to retire to the area and higher than average out-migration of young people. Each year, the County gains additional 200-400 migrants of retirement age;
- Overall, Shropshire is considered to be a relatively affluent area, ranked 106th most deprived out of 149 county and unitary authorities. The highest concentrations of deprivation are visible mainly within the urban areas. However pockets of hidden rural deprivation also exist throughout Shropshire related to issues of isolation and access to services;
- In 2001, 1.2% of the population identified themselves as being from black, mixed or other minority groups, significantly lower than the national figure of 9% and the regional figure of 11%;
- Car ownership levels are relatively high as many people need a car out of necessity due to lack of public transport and the need to access services and employment. In 2001, only 17.7% of Shropshire households did not own a car. In rural areas, only 8.3% of households have no car.

Housing

- There are 122,800 households in Shropshire (2006). The number of households is projected to increase to 152,300 by 2026, contributing to the need to provide additional housing;
- Housing affordability is a key issue. Some 70-80% of earning households have annual earnings below the level required to purchase 'entry level' properties and the mortgage multiplier is 10 times the average local wage. Current waiting lists for social housing illustrate that supply fails to meet demand. The occupation of mobile homes and caravans in Shropshire is significantly higher than the regional and national average;

- The predominant housing types in Shropshire are semi-detached and detached housing, reflecting its rural nature. Higher proportions of terraced housing and flats exist in Shrewsbury reflecting its role as the major urban settlement. Recent trends in housing completions suggest that the need for smaller properties is not being met;
- The area has a significant and diverse Gypsy and Traveller population, with varying needs and a large number of small, long term unauthorised sites.

Health

- 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;
- People living in the most deprived areas are significantly more likely to suffer poor health outcomes compared to those in the least deprived areas. They are more likely to have long term conditions, to smoke, to be physically inactive and to be obese. They are also less likely to have a healthy diet.

Education and Training

- Educational attainment in Shropshire is high and consistently above the national average. SAT results show a strong upward trend over recent years. 72.4% of pupils attained 5 or more GCSE passes at grade A*-C in 2009;
- Demographic changes have resulted in falling roll numbers in many schools, especially in rural areas. This has prompted a review of primary school provision. Numbers in the primary sector are predicted to fall by 3.2% to 2013 and in the secondary sector by 12.7% to 2016. However, the drop is not uniform across the County. New housing and in-migration will offset some of the reduction;
- 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;
- Within the West Midlands, Shropshire has the highest proportion of its workforce with skills gaps along with Birmingham and Solihull at 7%.

Community Safety

- 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;
- Road accidents are the most significant cause of accidental death in Shropshire, accounting for 56% of all accidental deaths. Shropshire residents consider road safety to be the biggest community safety concern in their local neighbourhood. The speed of traffic through villages and in urban areas has seen residents calling for lower speed limits and better speed enforcement.

Economy

- The characteristics of Shropshire's labour force and economy, in part, reflect the rural nature of the County, with a traditional dependence on agriculture and related sectors and comparatively low employment in knowledge based industries;
- In 2007, 136,200 residents aged 16+ were in employment in Shropshire or elsewhere;
- Shropshire has a predominantly small business economy, with 87% of businesses employing 10 or fewer staff;

- The service sector accounts for over three quarters (77.9%) of all jobs. Employment in agriculture (3.6%) and construction (6.3%) is higher than national and regional averages;
- There are a small number of major employers in manufacturing and food processing, whilst the public sector is a large employer through the health service and local government;
- In 2006, 34,000 people were employed in technology and knowledge intensive sectors, representing 30.8% of all employees. This is lower than the national and regional average;
- Shropshire has a lower business start up rate than the regional and national average, although business survival rates are better;
- Self employment in Shropshire is 10% above the national average. Many are home-based enterprises. Shropshire ranks second in the UK for home-based enterprise;
- In many parts of Shropshire, broadband services are slow and unreliable, and in some places, access is not available at all. Many businesses most affected by poor broadband services are in rural locations, where mobile telecom network connection is also a problem;
- Wage levels are low. Median gross weekly earnings in 2008 were £410, 85.5% of the national and 91.4% of the regional average.
- Unemployment rates are traditionally low, but are now rising (3.0% August 2009);
- There are significant levels of out-commuting, especially in highly skilled/managerial occupations. Over 30,000 residents commute out of the area to work each day, offset by just over 20,000 in commuters;
- Identified business growth sectors include: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing;
- The main employment areas are located within Shrewsbury and the larger Market Towns. A significant proportion of Shropshire is part of the Rural Regeneration Zone, an initiative led by the regional development agency, Advantage West Midlands, to target regeneration funding and activity in the most vulnerable rural areas;
- In 2009, large parts of the County were included within the European Leader+ programme areas for the Northern Marches (south Cheshire and northern Shropshire) and the Shropshire Hills, with funding through the Rural Development Programme for England to stimulate economic, social and community development.

Town Centres

- 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. In addition to the town centre, it has two established out of centre retail destinations – Sundorne Retail Park to the north and Meole Brace Retail Park to the south;
- 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;
- Beyond the boundaries of Shropshire there are neighbouring competing centres at Wrexham, Chester, Stoke, Telford, Wolverhampton, Kidderminster and Hereford.

Tourism

- Tourism is an important part of the local economy, with approaching 11 million people visiting 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;
- Key day visitor attractions include Ironbridge Gorge and Pontcysyllte Aqueduct and Canal (both UNESCO World Heritage Sites) Stokesay and Ludlow Castles, Severn Valley Railway, RAF Cosford Museum , the Country Parks of Attingham, Weston and Hawkstone and the countryside of the Shropshire Hills AONB. Shropshire's country houses, estates and gardens, canals, farm attractions and golf courses are also a feature. The Llangollen Branch of the Shropshire Union Canal is one of the busiest leisure waterways in the country.

Transport and Accessibility

- 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. Whilst the condition of the main road network and levels of congestion are generally satisfactory, there are specific concerns with respect to strategic routes such as the A49 and the A5 and around Shrewsbury, where there are also air quality issues. A North-West Relief Road has been proposed to help relieve congestion in Shrewsbury town centre;
- 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 and now benefits from a new direct service from Wrexham to London. There are 16 rail stations in the County;
- For a rural county, Shropshire has a fairly extensive bus network. However, a dispersed population and long distances combined with high levels of car ownership in rural areas makes it difficult to provide bus services that are economical and convenient;
- Improving accessibility, the ease by which people can get to key services and destinations, is a key challenge in Shropshire.
- The destinations to which accessibility (by public transport, walking or cycling) is poorest are hospitals and major towns, such as Shrewsbury and Telford. 35% of households cannot get to a major town within an hour by public transport and 54% of households cannot reach an acute hospital within an hour by public transport. Access to post 16 education establishments and to public libraries is also poor;
- There are currently no commercial navigable waterways in the area, although the River Severn, the Shropshire Union Canal and the Montgomery Canal are navigable in parts and are used for recreational boating;
- A number of National Cycle Network routes cross Shropshire. Shrewsbury is one of 18 cycling towns and cities in the UK.
- Shropshire benefits from approximately 5500km of public rights of way which together form a network of routes which run between villages and towns, and provide access to the countryside;
- Transport is the single biggest contributor to Shropshire's carbon footprint, with 50% of all CO2 emissions being attributable to the transport sector. Local air quality is also significantly affected by emissions from vehicles. There are five areas in the County declared as Air Quality Management areas, the most significant being an area covering Shrewsbury town centre.

Environment

Natural Environment

- 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;
- Shropshire has high levels of geodiversity. There 300 regionally important geological sites and rock representing all but two of the recognised divisions of geological time;
- The varied physical landscape has influenced the county's agricultural, industrial and cultural development. The Shropshire landscape is a key economic asset creating not only an attractive place to live and work but also an important tourist destination;
- Shropshire's natural environment supports a wide range of habitats, including the ancient woodlands along Wenlock Edge, the upland heathlands on the Stiperstones and the Long Mynd and the lowland raised peat bog at Whixall Moss;
- The richness of biodiversity within Shropshire is reflected in the number of non statutory sites designated for nature conservation. National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs) and non-statutory Wildlife Sites together cover approximately 6% of the land area. Approximately 7% of the land area of Shropshire is covered by woodland which includes a higher than average proportion of ancient woodland;
- Under the European Habitats Directive, six areas have been identified as Special Areas of Conservation (SACs). Sixteen sites in northern Shropshire fall under two RAMSAR designations, recognising their international status under the International Convention on Wetlands. Many biodiversity designations continue across administrative boundaries and benefit from a cross boundary approach.

Historic Environment

- 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 (including the centres of many of the Market Towns), together with the wealth of non-statutory designated heritage assets recorded on the Historic Environment Record.

Climate Change

- 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^oc 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

- 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. Groundwater contamination by nitrates from agriculture is also a significant issue and a large part of north eastern Shropshire has been designated as a Nitrate Vulnerable Zone.

Minerals and Waste

- 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. Legislative and fiscal changes over the next few years will force waste producers, local authorities and the waste industry to divert more waste away from landfill, which will require a different and more industrial network of waste management sites.

Spatial Zones in Shropshire

2.5 To assist the development of the Core Strategy for such a large county, five spatial zones have been identified to help draw out the varied characteristics, functions and needs of different parts of the Plan area. This approach to local distinctiveness is informed by:

- **Demography;**
- **Topography;**
- **Environmental quality;**
- **The local economy;**
- **Transport and accessibility;**
- **Cross boundary linkages.**

2.6 The spatial zones are shown in Figure 4 and have a role to play in the application of policy, in particular the proposed spatial strategy for the distribution of development through policies CS1 - CS4.

► Spatial Zones in Shropshire

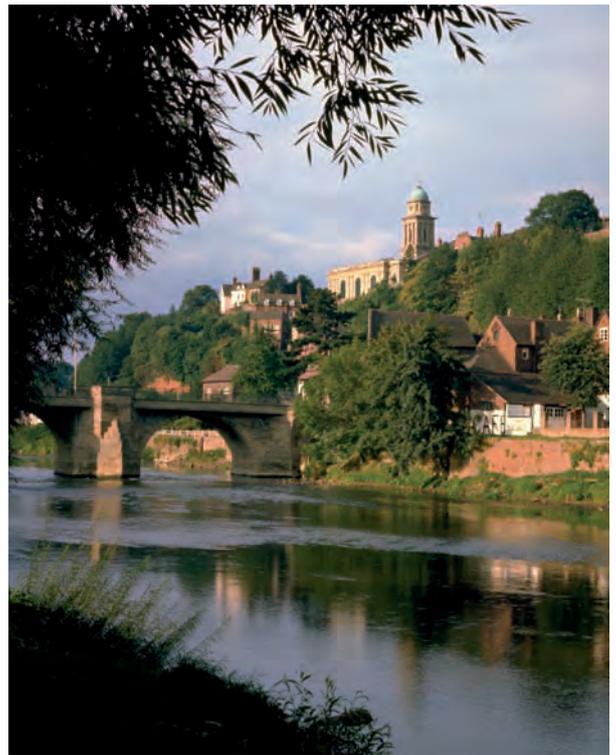
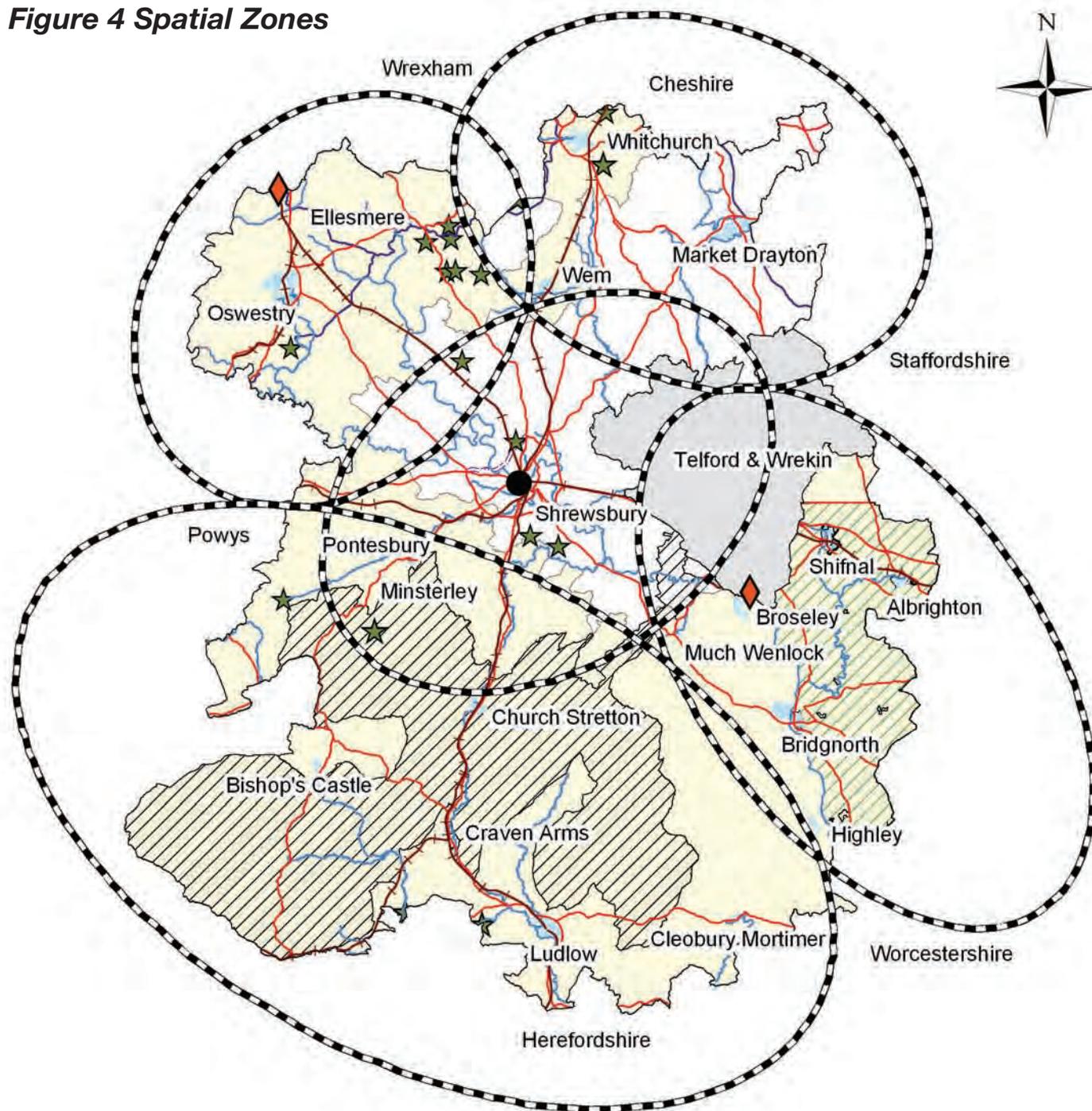


Figure 4 Spatial Zones



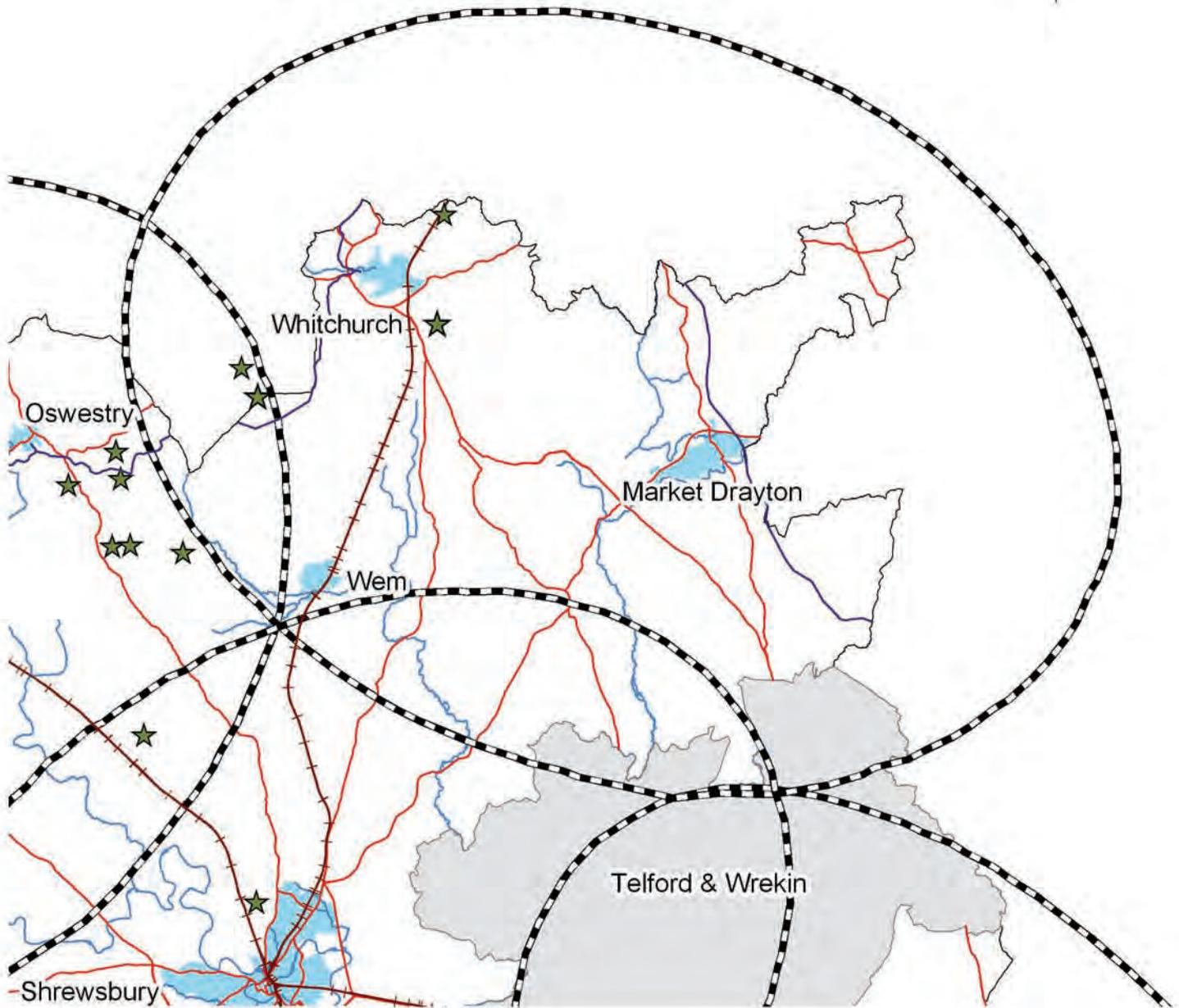
Legend

- Spatial Zone
- World Heritage Site
- Shrewsbury Sub-regional Centre
- Railway Lines
- Principal Roads
- Rivers
- Market Towns and Other Key Centres

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- Safeguarded Land
- Canals
- European Protected Sites
- NW Relief Road preferred route Dec 07
- Area of Outstanding Natural Beauty (AONB)
- Green Belt
- Rural Regeneration Zone

North East Spatial Zone



Legend

-  Canals
-  European Protected Sites
-  Railway Lines
-  Spatial Zone
-  Principal Roads
-  Rivers

Scale: 1:250,000

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Key Characteristics and Issues :

Communities

- **Key settlements/service centres:** Market Drayton, Whitchurch and Wem;
- **Housing:** Significant housing affordability issues. High proportion of existing housing is 4 - 5 bed or larger, smaller properties are in short supply;
- **Health:** Whitchurch Community Hospital;
- **Education:** 3 secondary schools. Post 16 education at Sir John Talbot's School, Whitchurch; Thomas Adams School, Wem; Grove School, Market Drayton;
- **Accessibility:** Good transport accessibility by road (A41, A49, A53) and rail (Crewe-Cardiff line -stations at Whitchurch, Prees, Yorton and Wem). Cross border public transport is an issue, particularly from Market Drayton;

Economy

- **Economy:** Weighted towards industrial sector. Office market is small. Rural economy important. Inward investment limited. Key focus for dairy production and associated food processing. Low wage levels associated with local employment, an ageing workforce and a significant part of the workforce that is unskilled or poorly qualified. High levels of out commuting. Significant homeworking;
- **Key Employment sites:** Tern Valley Business Park, Sych Farm, Market Drayton; Whitchurch Business Park/Waymills Industrial Estate/Civic Business Park, Whitchurch; Wem Industrial Estate, Wem Business Park. Shortage of serviced readily available land. Economics of development are marginal;
- **Tourism:** Visitor attractions include the Market Towns and cultural events, Shropshire Union Canal, Hawkstone Park, Hodnet Hall Gardens;
- Operational MOD base at Tern Hill.

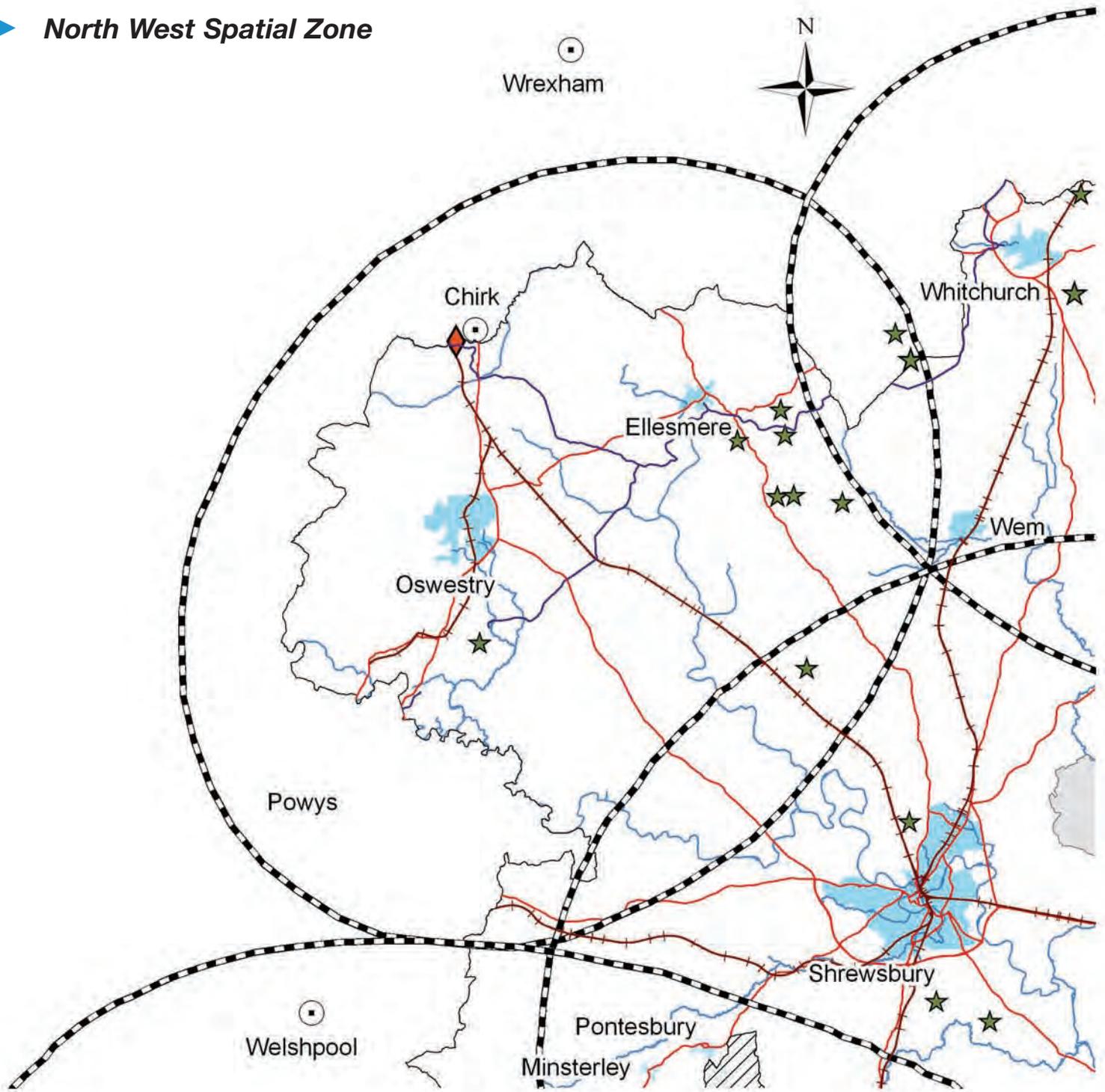
Environment

- **Landscape Character:** Gently rolling plain with low sandstone hills and ridges and scattered meres and mosses;
- **Environmental Assets:** Shropshire Union Canal provides a significant environmental corridor. A number of Registered parklands, including Hawkstone Park and Hodnet Hall. Internationally recognised wetland and wildlife sites (Meres and Mosses), which also constitute important historic environment assets;
- **Water Environment:** Whole area designated as a Nitrate Vulnerable Zone whereby nitrate pollution has been identified as a problem for the water environment and certain farming practices must be followed. Southern part of area includes Source Protection Zones, indicating groundwater sources which are used for public drinking water supply and may be at risk of pollution.

Cross boundary issues

- **Adjacent urban centres:** In proximity to the Potteries, Crewe, Chester, Telford and in commuter zone for Manchester.

North West Spatial Zone



Legend

-  Spatial Zone
-  European Protected Sites
-  World Heritage Site
-  Area of Outstanding Natural Beauty (AONB)
-  Green Belt
-  Principal Roads
-  Railway Lines
-  Canals

Scale: 1:250,000

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Key Characteristics and Issues :

Communities

- **Key settlements/service centres:** Oswestry and Ellesmere;
- **Housing:** Significant housing affordability issues;
- **Health:** Robert Jones and Agnes Hunt Orthopaedic and District Hospital;
- **Education:** 4 secondary schools. Post 16 education and training at Walford and North Shropshire College (Oswestry & Baschurch Campuses) and Derwen College, Gobowen;
- **Accessibility:** Good transport accessibility by road (A5, A483, A495) and rail (Shrewsbury-Chester, station at Gobowen).

Economy

- **Economy:** Weighted towards industrial sector. Office market small and needs encouragement. Inward investment limited. Significant degree of economic containment. Oswestry dominates but rural economy important. Above average numbers employed in routine, low skilled, low paid jobs. Low levels of employment in high value sectors;
- **Key Employment sites:** Oswestry Industrial Estates, Ellesmere Business Park. Current shortage of suitable and available employment land in Oswestry. Economics of development are marginal. Public sector support required;
- **Tourism:** Visitor attractions include Market Towns, cultural events, Shropshire Union Canal, Montgomery Canal, Oswestry Hillfort, Offa's Dyke, Oswestry Showground, Park Hall Countryside Experience, Cambrian Railway, Meres, and Pontcysyllte Aqueduct and Canal World Heritage Site.

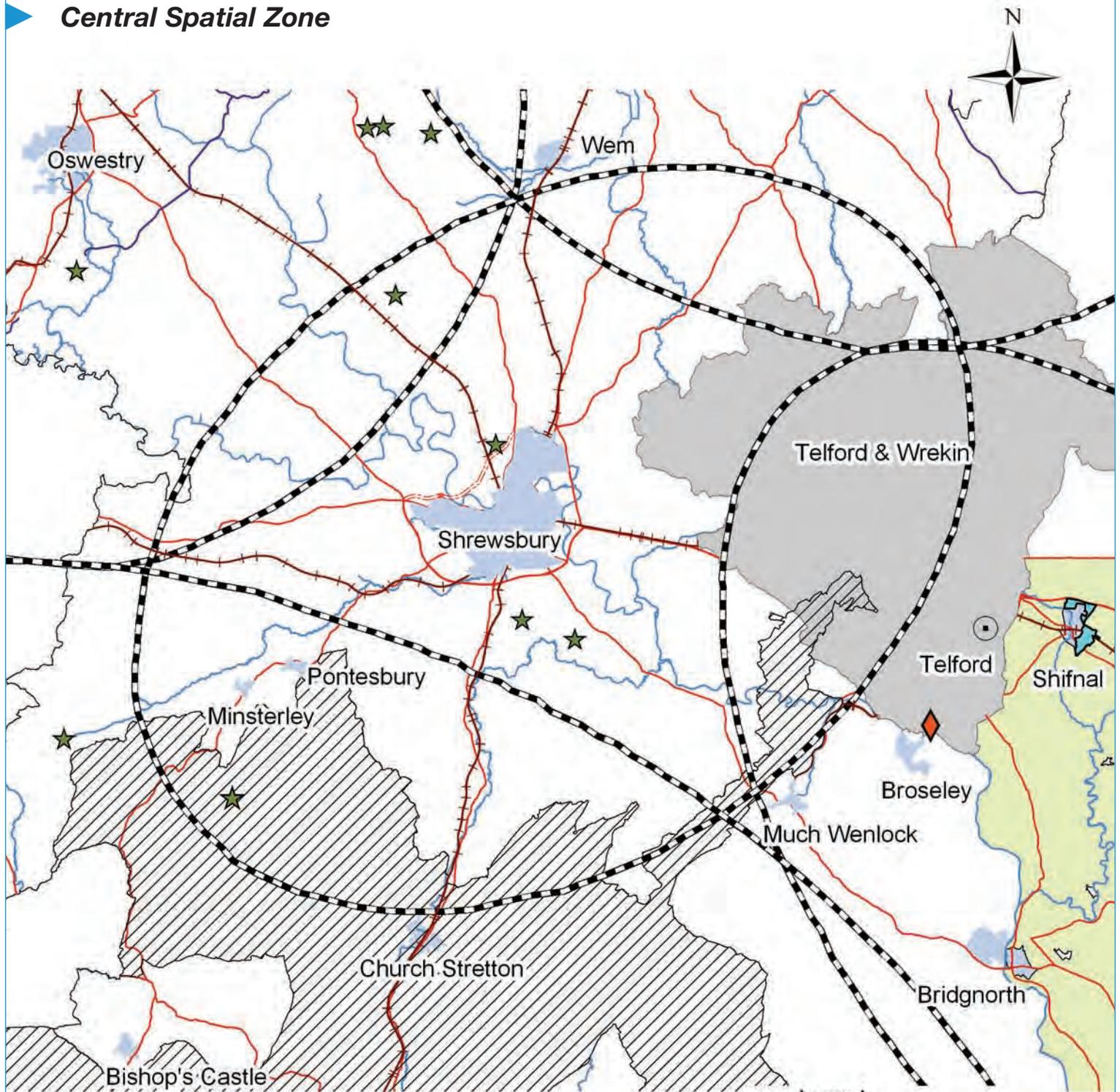
Environment

- **Landscape Character:** Gently rolling plain gives way to steeper limestone hills and valleys to the north and west;
- **Environmental Assets:** One of the areas of greatest biodiversity in Shropshire. Wide range of habitats and internationally protected meres and mosses. Nationally and internationally important heritage assets including Pontcysyllte Aqueduct and Canal World Site, Offa's Dyke, Old Oswestry Hillfort and the Llanymynech Limeworks Heritage Area;
- **Water Environment:** Flooding issues at the Severn-Vyrnwy confluence. Parts of area designated as Nitrate Vulnerable Zones whereby nitrate pollution has been identified as a problem for the water environment and certain farming practices must be followed. Eastern part of area includes Source Protection Zones, indicating groundwater sources which are used for public drinking water supply and may be at risk of pollution;
- **Minerals and Waste:** Important centre for high quality crushed rock production for local use and export regionally and nationally.

Cross boundary issues

- **Cross border links:** Strong cross border links to mid and north Wales and the north-west.

Central Spatial Zone



Legend

- Spatial Zone
- European Protected Sites
- World Heritage Site
- Railway Lines
- NW Relief Road preferred route Dec 07
- Area of Outstanding Natural Beauty (AONB)
- Principal Roads
- Green Belt
- Safeguarded Land
- Rivers
- Canals

Scale: 1:250,000

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Key Characteristics and Issues :

Communities

- **Key settlements/service centres:** Shrewsbury and Minsterley/Pontesbury;
- Shrewsbury acts as a sub-regional service centre for a large area including much of mid Wales;
- **Housing:** Significant housing affordability issues;
- **Education:** 6 secondary schools. Post 16 education at Shrewsbury College of Arts and Technology, Shrewsbury Sixth Form College, Walford and North Shropshire College (Baschurch Campus);
- **Community facilities: major community facilities include:** Royal Shrewsbury Hospital, Theatre Severn, Shrewsbury Sports Village, county library, museums, and the headquarters of the police, fire and ambulance services. Key infrastructure includes Ironbridge Power Station;
- **Accessibility:** Centre of Shropshire road and rail transport networks, A5/M54 key east-west corridor to West Midlands conurbation and north-west to Wales and Ireland (Trans-European network route). A49 key north-south route. Growing traffic management issues in and around Shrewsbury.

Economy

- **Economy:** Strong service sector with concentration in public administration, education and health. Below average employment in manufacturing. Workforce has a high skill level employed in higher value jobs. Growing entrepreneurial culture;
- **Key Employment sites:** Battlefield Enterprise Park, including Shropshire Food Enterprise Park, Shrewsbury Business Park, Oxon Business Park. Development activity based mainly on local expanding companies relocating to new premises. Pressure for quasi-retail development such as trade counter operations and car dealerships. Need to raise profile to attract inward investment;
- **Tourism - Visitor attractions include:** historic town centre and cultural events, Theatre Severn, Battlefield, Attingham Park, Shropshire Hills AONB;
- MOD helicopter training centre at RAF Shawbury.

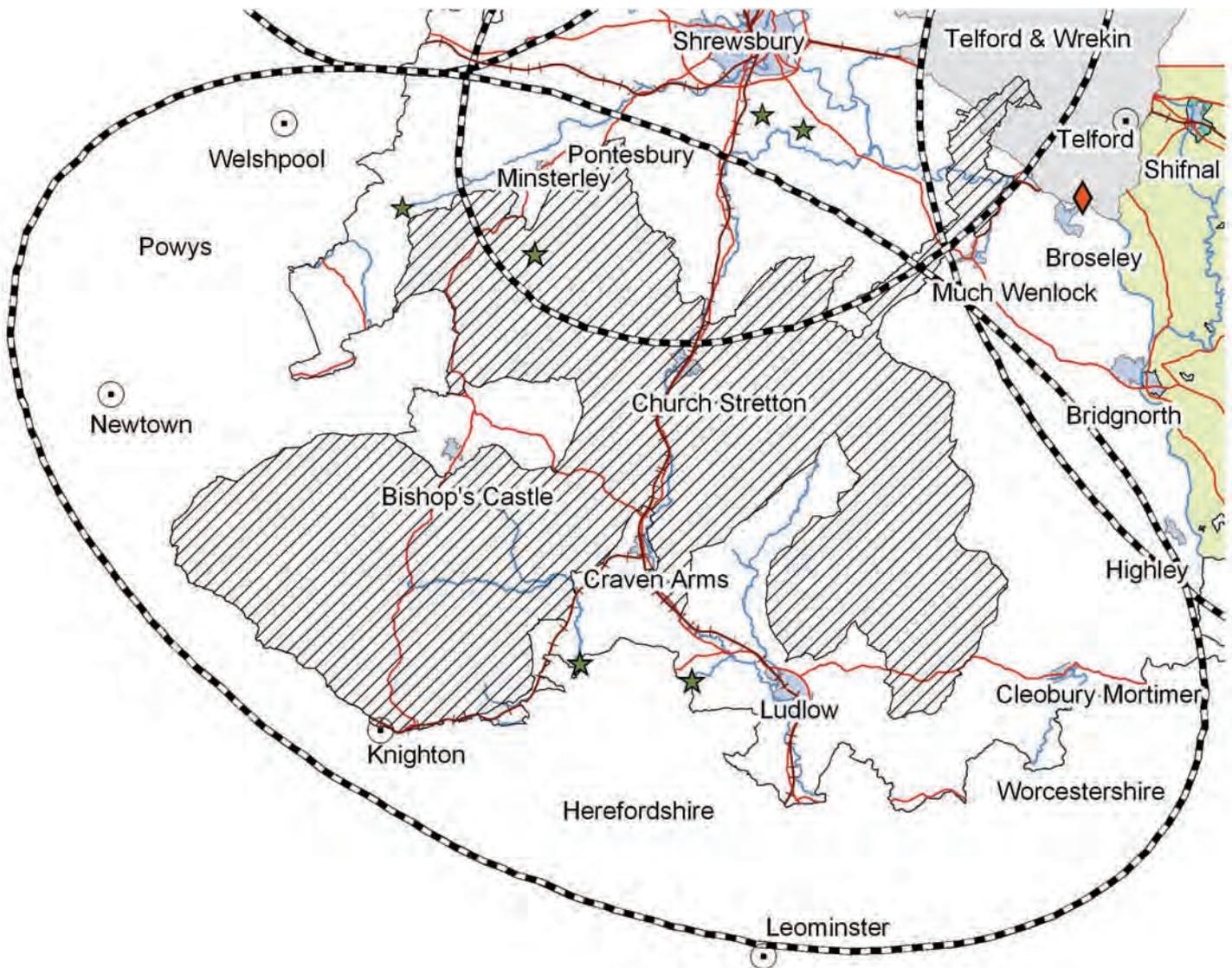
Environment

- **Landscape Character:** Low lying landscape with small wooded hills, divided by the River Severn;
- **Environmental Assets:** Major green infrastructure assets include the River Severn, Attingham Park, Haughmond Hill, former Shrewsbury and Newport canal. Heritage assets comprise Wroxeter Roman City, Shrewsbury Battlefield;
- **Water Environment:** Shrewsbury flood risk from the River Severn and Reabrook. Northern part of the area contains Source Protection Zones, indicating groundwater sources which are used for public drinking water supply and may be at risk of pollution;
- **Minerals and Waste:** Important centre for high quality crushed rock production for local use and export regionally and nationally.

Cross boundary issues

- **Cross border links:** Links with Telford and Powys (retail provision, journeys to work).

South Spatial Zone



Legend

- ★ European Protected Sites
- ◆ World Heritage Site
- +— Railway Lines
- - - Spatial Zone
- ▨ Area of Outstanding Natural Beauty (AONB)
- Principal Roads
- Rivers
- Green Belt
- Safeguarded Land

Scale: 1:340,000

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Key Characteristics and Issues :

Communities

- **Key settlements/service centres:** Ludlow, Craven Arms, Church Stretton, Bishop's Castle and Cleobury Mortimer;
- **Demographics:** High and growing proportion of older people;
- **Housing:** Significant housing affordability issues with highest house price to earnings ratio;
- **Health:** Ludlow Community Hospital, Bishop's Castle Community Hospital;
- **Education:** 4 secondary schools. Post 16 education at Ludlow College and Bishop's Castle Community College;
- **Community facilities:** Pockets of rural deprivation and restricted access to community services;
- **Accessibility:** Major north-south road (A49) and rail transport corridor (stations at Church Stretton, Craven Arms & Ludlow), but poor east-west accessibility. High levels of car ownership and commuting to work. Cross border public transport is an issue.

Economy

- **Economy:** The most rural part of Shropshire, with a localised economy reliant on small businesses as well as agriculture and tourism. Relatively high level of self containment. High levels of entrepreneurship and home working;
- **Key Employment sites:** Ludlow Eco Business Park, Ludlow Business Park, Craven Arms Business Park, Bishop's Castle Business Park, Upper/Lower Teme Business Park, Burford. Existing employment sites have limited capacity for future expansion;
- **Tourism:** Visitor attractions include: Shropshire Hills, Ludlow, other historic Market Towns, such as Bishop's Castle, cultural events, Craven Arms Discovery Centre, Sokesay Castle, Acton Scott Historic Working Farm.

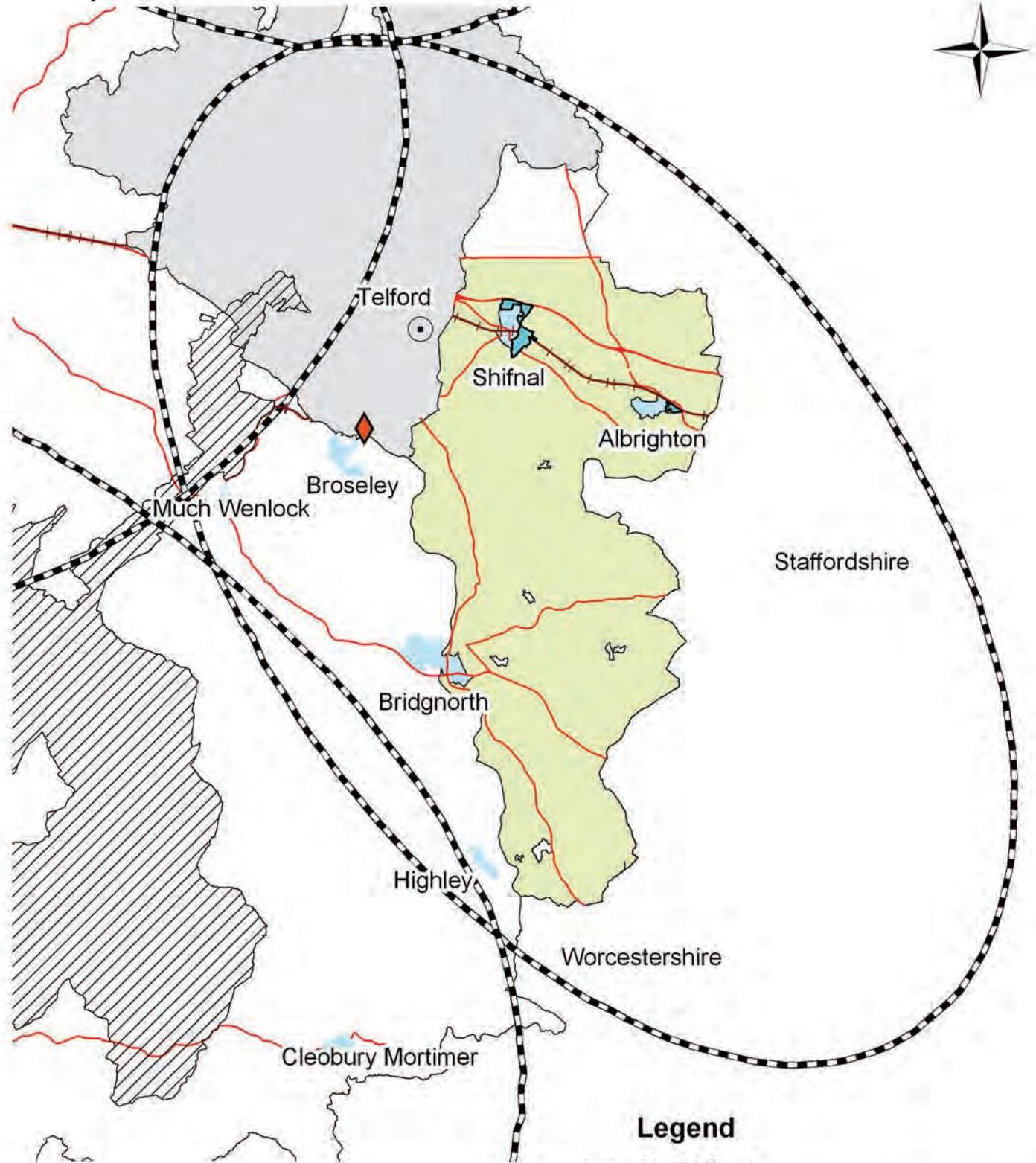
Environment

- **Landscape Character:** Distinguished by a series of ridges and valleys running south-east to north west and iconic hills such as the Long Mynd, Stretton and Clee Hills;
- **Environmental Assets:** Internationally recognised biodiversity value (Stiperstones) and nationally recognised landscape character (Shropshire Hills AONB). Nationally important heritage assets include Iron Age hillforts, Ludlow, Clun and Stokesay castles and industrial landscapes on the Stiperstones and Clee Hills;
- **Water Environment:** Ludlow flood risk from the River Teme. Area contains a few Source Protection Zones, indicating groundwater sources which are used for public drinking water supply and may be at risk of pollution.

Cross boundary issues

- **Cross border links:** Strong links with mid Wales (Welshpool, Newtown) Herefordshire (Leominster, Hereford, Tenbury) and Worcestershire (Kidderminster).

East Spatial Zone



Legend

-  Spatial Zone
-  Area of Outstanding Natural Beauty (AONB)
-  World Heritage Site
-  Green Belt
-  Safeguarded Land
-  Principal Roads
-  Railway Lines

Scale: 1:250,000

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Key Characteristics and Issues :

Communities

- **Key settlements/service centres:** Bridgnorth, Shifnal. Albrighton, Broseley, Much Wenlock and Highley;
- **Housing:** Significant housing affordability issues;
- **Health:** Bridgnorth Community Hospital;
- **Education:** 4 secondary schools. Post 16 education at William Brookes School, Much Wenlock; Bridgnorth Endowed School; Idsall School, Shifnal and Oldbury Wells School, Bridgnorth;
- **Accessibility:** Major east-west (M54) and north-south (A41, A442) road transport corridor and east-west rail route to Wolverhampton and Birmingham (stations at Shifnal, Cosford & Albrighton). River Severn is a natural barrier to accessibility limiting east west travel to crossing points.

Economy

- **Economy:** Most businesses are small or micro enterprises providing predominantly low waged, low value added employment. High level of outcommuting. Traditional reliance on agriculture and manufacturing. Tourism sector important and well established. Growth in 'lifestyle business';
- **Key Employment sites:** Faraday Drive, Stourbridge Road, Bridgnorth, Stanmore, Alveley and Ditton Priors Industrial Estates, Stretton Road, Much Wenlock. Availability of employment land seen as a long standing barrier to growth, particularly in Bridgnorth;
- **Tourism: Visitor attractions include:** Bridgnorth town centre, Shropshire Hills, Severn Valley, Severn Valley Railway, RAF Museum Cosford, Jackfield Tile Museum, as part of Ironbridge Gorge, Wenlock Priory, Dudmaston Hall, David Austin roses, Olympic heritage at Much Wenlock;
- RAF Training Centre and DCAE at Cosford, which may become a major army garrison;
- Coal-fired power station at Ironbridge will come to the end of its current life in 2016.

Environment

- **Landscape Character:** River Severn flows through the east zone with sloping valley sides. The surrounding land constitutes mixed farming use, planned woodland and country houses with associated parklands;
- **Environmental Assets:** The Ironbridge Gorge World Heritage Site, Severn Valley, Wyre Forest National Nature Reserve;
- **Water Environment:** Flood Risk from the Rivers Severn and Worfe. Significant ground-water extraction;
- **Green Belt:** Green Belt designation in this zone.

Cross boundary issues

- **Cross border links:** Located between Telford (growth point) and the West Midlands conurbation (regional urban development focus). High levels of out-commuting to Telford, Kidderminster and the West Midlands conurbation. Influenced by Wolverhampton to Telford Technology Corridor. Land and property values strongly influenced by proximity to West Midlands Conurbation. Part of East Shropshire lies within the 12 mile zone of influence of the Cannock Chase Special Area of Conservation (SAC) in Staffordshire.

3 // The Challenges We Face

3.1 Shropshire’s new Sustainable Community Strategy 2010-2020 and the LDF Core Strategy have been prepared in the context of continued social, economic and environmental change. Looking ahead to 2026, and in planning for a “flourishing Shropshire”, the key issues and challenges we need to respond to and address through the Core Strategy and the Local Development Framework as a whole, are set out below:

In Shropshire, we need to plan for:

- The needs of a growing but ageing population, and encourage more young people to remain in, or move to, the area;
- Sustainable communities – a thriving county town performing strongly as a sub-regional centre, revitalised Market Towns and more resilient, self reliant rural communities;
- A strong, diverse and prosperous economy, promoting Shropshire as a business location with a growing enterprise culture;
- A mix and type of housing to meet the needs and aspirations of local people, particularly affordable housing;
- A lower carbon footprint, ensuring development mitigates and adapts to the effects of climate change;
- Transport facilities and services which offer improved accessibility and help people reduce their car dependency;
- The protection and enhancement of our natural and historic environment, its character, quality and diversity;
- Access to new and improved facilities and services – education and training, health, cultural, leisure and sport;
- Opportunities for local people of all ages to enjoy active, healthy safe and secure lives.

Spatial Vision and Objectives

3.2. The spatial vision for Shropshire carefully reflects the Sustainable Community Strategy by providing a framework for delivering its spatial aspects, mapping out how Shropshire and the places within it should develop and change in the future. The spatial vision informs all of the priorities, policies and proposals that make up this Core Strategy and the Local Development Framework.

A Vision for Shropshire:

3.3 The vision for Shropshire is set out in the Sustainable Community Strategy 2010-2020. The vision is of:

“A flourishing Shropshire”

3.4 To reflect and deliver the vision, the Sustainable Community Strategy (2010-2020) sets out three priorities:



1 Enterprise and growth, with strong Market Towns and rebalanced rural settlements

- A dynamic and modern economy, with an enterprise culture that attracts investors and skilled workers;
- Shrewsbury and Shropshire’s Market Towns will have a distinct identity, be vibrant and accessible;
- Rural settlements will be strengthened as hubs of activity and development either individually or as networked clusters, providing community benefit leading to more sustainable places and a rebalancing of the countryside.

2 Responding to climate change and enhancing our natural and built environment

- Shropshire will be recognised as a leader in responding to climate change;
- Working with communities to prepare for and adapt to the issues that climate change may bring and ensure the rich varied environment is valued, protected and enhanced;
- Natural resources, waste and water will be managed efficiently and we will adapt our needs to meet the changing demands of the climate.

3 Healthy, safe and confident people and communities

- Ensuring our communities are strong, healthy, safe and inclusive;
- Encouraging cultural diversity, voluntary effort and participation in community life.

3.5 The Core Strategy must provide a comprehensive framework intended to deliver the spatial aspects of ‘A flourishing Shropshire’.

The Spatial Vision – Shropshire in 2026 :

By 2026, quality of life for Shropshire people will have been significantly improved and Shropshire will have become a better place in which to live and work.

A sustainable pattern of development and positive change will have been promoted and successfully delivered to help communities become more resilient, confident and sustainable, meeting the challenges posed by climate change and an uncertain economy. This will have been achieved by a carefully focussed spatial strategy which recognises the distinctive roles of Shrewsbury, Shropshire’s Market Towns and Key Centres, and by promoting rural rebalance.

Shrewsbury will continue to be recognised as a County Town of the highest quality, enabled to develop as a strong sub-regional centre within the West Midlands and as the main commercial, cultural and administrative centre for Shropshire.

As Shropshire’s growth point, it will have provided the strategic focus for a planned level of housing and economic growth, inward investment and regeneration, and the development of quality town centre facilities, public services, and sustainable transport infrastructure. The town’s intrinsic character, unique qualities of its historic and natural environment and the setting of the town centre within the loop of the River Severn will have been protected and enhanced.

Outside Shrewsbury, a network of vibrant and prosperous Market Towns will be evident, having maintained and developed their role and function as main service centres, providing employment and a range of shopping, education, healthcare, cultural, leisure, and other services and facilities accessible to their wider rural hinterlands. Oswestry in the north-west, Whitchurch and Market Drayton in the north-east, Bridgnorth in the east and Ludlow in the south will have pre-eminent roles. An appropriate balance of new housing and employment development will have taken place in sustainable locations in each of these towns. The other Market Towns and Key Centres will have continued to play a vital role in meeting local need and providing services as the focus for sustainable growth for areas not easily served by Oswestry, Whitchurch, Market Drayton, Bridgnorth and Ludlow.

In rural areas, new development of a scale and location appropriate to the size, role and function of each settlement will have delivered significant community benefit, helping places to be more sustainable. Rural areas will stay rural and villages will retain their separate, distinctive and varied character. Village based services will have become more economically resilient and strengthened.

Public and private sector investment and partnership working will have helped deliver initiatives and projects providing Shropshire residents, young and old, with access to new and improved cultural, leisure, sport, health, education, training and other facilities and services and an enhanced local environment.

New development which has taken place within Shropshire will be acknowledged by others as being of high quality sustainable design and construction that promotes safer communities, is respectful of local character, and planned to mitigate, and adapt to, the impacts of climate change.

The infrastructure required to support the scale of development and growth proposed will have been provided in a timely and co-ordinated manner by working in partnership with enabling organisations and providers.

Throughout Shropshire, high priority will have been given to the provision of housing to meet the local needs and aspirations of all households, including the elderly. Affordable housing for both rent and sale will have been provided where it is needed. Shropshire will have developed a national reputation for the provision and delivery of affordable housing.

Shropshire will have a thriving, diversified local economy, with a growing enterprise culture. It will have raised its profile as a recognised location for business development and as a tourism destination, capitalising on its unique landscape and heritage assets without damaging their value for residents and visitors.

Inward investment, local enterprise and indigenous business growth, with a focus on high technology, service and knowledge based growth sectors, will have helped generate new, improved and better paid employment opportunities for a well-educated and skilled Shropshire workforce. This will have helped retain young people, enabling them to live and work in Shropshire and reduce levels of out commuting. Shrewsbury and the Market Towns will be key locations for sustainable economic development. In rural areas Shropshire's economy will have continued to diversify, with home working, supported by improved broadband infrastructure, becoming increasingly important.

Farm diversification, food and drink processing, the environmental economy, green tourism and leisure will be expanding areas of economic activity. Agriculture and farming will still be a prominent and successful economic sector.

Targeted improvements to the County’s transport infrastructure will have taken place to widen transport choices and help reduce car dependency, improving accessibility and connectivity both within and beyond Shropshire. This will include the A5, A41, A49 and A53, improved bus and rail facilities and services, including the strategic road and rail links to Wales and the West Midlands, the proposed construction of a Shrewsbury North West Relief Road and the possible development of Shrewsbury Parkway Station. Shrewsbury will continue to develop as a ‘cycling town’. Elsewhere opportunities for walking and cycling will have been developed across Shropshire, with a particular focus on Market Towns and the links to their respective rural hinterlands.

The character, quality and diversity of Shropshire’s natural and historic environment, the County’s greatest asset, will have been protected, restored and enhanced. The quality of the landscape, geodiversity and core areas of biodiversity such as the Shropshire Hills AONB, Meres and Mosses, and Severn Valley corridor will have been maintained and managed, recognising the role played by the public and private sectors. Both designated and non-designated historic buildings, sites and landscapes will be recognised for their importance to Shropshire’s character, communities, economy and sense of place. Shropshire’s biodiversity network will connect with similar networks across its borders, maximising potential for wildlife to adapt to climate change. Green infrastructure and areas of recognised environmental quality within towns and villages, with links to the surrounding countryside, will provide enhanced opportunities for recreation, with associated benefits for health and well-being of residents, flood management and improved biodiversity.

Strategic Objectives

- 3.6 Our objectives, derived from the spatial vision, provide the broad direction for our spatial approach and the individual policies that make up the Core Strategy. They will be used to help measure the success of its implementation and delivery.
- 3.7 Included below each objective are the key policies for its delivery, and the Sustainable Community Strategy priorities and particular priority outcome (in brackets) the objective seeks to achieve.

1	Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training, multifunctional open space and the countryside, healthcare, leisure, cultural, shopping and other facilities and services, and the provision of infrastructure, to meet their needs.
Key policies for delivery:	CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS13, CS14, CS15, CS16, CS17, CS18, CS19, CS20
Community Strategy priorities (with outcomes):	1 (2, 3, 4) 2 (3) 3 (1, 2, 4, 5, 6, 7)

2	Develop the roles of Shrewsbury as a sub-regional centre, and Shropshire's Market Towns and Key Centres as more sustainable and self sufficient settlements, providing the main focus for new housing, employment and infrastructure development and the preferred location for a range of services and facilities to serve the wider needs of their respective hinterlands.
Key policies for delivery:	CS1, CS2, CS3, CS7, CS8, CS10, CS11, CS12, CS13, CS14, CS15
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 4, 5) 3 (2, 3, 4)

3	Rebalance rural communities through the delivery of local housing and employment opportunities appropriate to the role, size and function of each settlement, or group of settlements, ensuring that development delivers community benefit.
Key policies for delivery:	CS1, CS4, CS5, CS8, CS9, CS10, CS11, CS12, CS13, CS14, CS15, CS16
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 4, 5) 3 (2, 3, 4, 6)

4	Provide and maintain a sufficient and appropriate supply of housing land in sustainable locations, prioritising the use of brownfield sites, where available, and taking into account the availability and capacity of existing and proposed infrastructure.
Key policies for delivery:	CS1, CS4, CS5, CS8, CS9, CS10, CS12
Community Strategy priorities (with outcomes):	1 (4, 5) 2 (2, 4) 3 (1, 3)

5	Provide for a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly.
Key policies for delivery:	CS1, CS4, CS9, CS10, CS11, CS12
Community Strategy priorities (with outcomes):	1 (4, 5) 3 (1, 3, 5, 7)

6	Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further /higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities.
Key policies for delivery:	CS1, CS2, CS3, CS4, CS5, CS7, CS8, CS13, CS14, CS15
Community Strategy priorities (with outcomes):	1 (1, 2, 5) 3 (3, 5)

7	Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture, ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location.
Key policies for delivery:	CS1, CS3, CS4, CS5, CS7, CS8, CS13, CS14, CCS15, CS16, CS17, CS20
Community Strategy priorities (with outcomes):	1 (1, 2, 3, 5) 2 (2, 4) 3 (3)

8	Support the improvement of Shropshire’s transport system in a sustainable and integrated way and locate development to improve accessibility by quality public transport, cycling and walking, help reduce car dependency and the impact of traffic on local communities and the environment.
Key policies for delivery:	CS1, CS2, CS3, CS4, CS6, CS7, CS8, CS9, CS13
Community Strategy priorities (with outcomes):	1 (3) 2 (1, 3)

9	Promote a low carbon Shropshire, delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management.
Key policies for delivery:	CS1, CS2, CS3, CS6, CS7, CS8, CS9, CS14, CS18, CS19, CS20
Community Strategy priorities (with outcomes):	2 (1, 4)

10	Promote high quality sustainable design and construction in all new development, ensuring that developments respond to their local context and create safe, accessible and attractive places which contribute to local distinctiveness.
Key policies for delivery:	CS2, CS3, CS4, CS5, CS6, CS11, CS16
Community Strategy priorities (with outcomes):	1 (5) 2 (1, 2, 4) 3 (3, 6)
11	Ensure that the character, quality and diversity of Shropshire’s built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks.
Key policies for delivery:	CS2, CS3, CS4, CS5, CS6, CS8, CS9, CS16, CS17
Community Strategy priorities (with outcomes):	1 (5) 2 (1, 2, 3, 4) 3 (3, 4, 5)
12	Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being.
Key policies for delivery:	CS2, CS3, CS4, CS6, CS7, CS8, CS9, CS15, CS16, CS17, CS20
Community Strategy priorities (with outcomes):	1 (5) 2 (3) 3 (1, 2, 3, 4, 5)



4 // Creating Sustainable Places

4.1 Sustainable places are not only environmentally friendly, but also socially inclusive and economically vibrant for both their current inhabitants and for future generations. They meet the needs of all members of their community, whether young or old; whether well-off or hard-up; whether fit and healthy or needing support, with good access to employment opportunities, education, support, health care, a range of services and homes of various prices and tenures that meet the needs of the whole population. Sustainable places are resilient, being sufficiently adaptable to provide for all their inhabitants against a backdrop of changing environmental, social and economic challenges.

4.2 In seeking to create places that are sustainable both now and into the future, we have to acknowledge that some places have more potential than others to be fully sustainable. Nevertheless, all places can improve their sustainability. The Core Strategy reflects Shropshire's dispersed pattern of historic settlement, and seeks to achieve more sustainable places through a variety of means. Consequently in this chapter the Core Strategy:

- Directs the majority of development to places that already have good infrastructure, services and facilities, in particular through policies:

CS1 Strategic Approach

CS2 Shrewsbury Development Strategy

CS3 The Market Towns and other Key Centres

- Redresses imbalances by ensuring that development in smaller settlements and in the countryside improves the sustainability of those places by helping to meet environmental, social and economic needs, in particular through policies:

CS4 Community Hubs and Community Clusters

CS5 Countryside and Green Belt

- Ensures that all development is well designed and helps deliver more sustainable places, in particular through policies:

CS6 Sustainable Design and Development Principles

CS7 Communications and Transport

CS8 Facilities, Services and Infrastructure Provision

CS9 Infrastructure Contributions

4.3 These policies will help deliver all of the strategic objectives, with most policies cross-cutting in their delivery of many of the strategic objectives.



CS1 : Strategic Approach

Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be “affordable housing”, around 290 hectares of employment land, and accompanying infrastructure across Shropshire in the following places:

- Shrewsbury, as a sub-regional centre and Shropshire’s growth point, will be the focus for significant retail, office and employment development, and accommodate approximately 25% of Shropshire’s residential development over the plan period;
- The Market Towns and other Key Centres will maintain and enhance their traditional roles in providing services and employment, accommodating around 40% of Shropshire’s residential development over the plan period;
- The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters, and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.

The Site Allocations and Management of Development (SAMDev) DPD will make provision for housing and employment needs in the towns, Key Centres and rural areas having regard to the differing pressures, opportunities and constraints in the spatial zones. Broadly this means:

- In Central Shropshire, 8,250 – 8,800 dwellings and 95 - 105 hectares employment land, of which 85 – 95 hectares will be in Shrewsbury;
- In North West Shropshire, 5,775 – 6,325 dwellings and 55 - 65 hectares employment land;
- In North East Shropshire, 5,500 – 6,050 dwellings and 50 - 60 hectares employment land;
- In South Shropshire, 3,575 – 4,125 dwellings and 35 - 45 hectares employment land;
- In East Shropshire, 3,025 – 3,575 dwellings and 30 - 40 hectares employment land, together with additional housing provision of up to 1,000 dwellings, if required, for returning military personnel.

Explanation

- 4.4 Shropshire’s population is projected to grow by 40,300 people over the next 20 years, from 289,300 in 2006 to 329,600 in 2026. Although deaths out-number births, Shropshire does not suffer from depopulation. On the contrary, Shropshire is an attractive destination that attracts a net in-migration from other parts of Britain. The high quality of life that Shropshire offers, in historic towns set in attractive landscape, acts as a magnet, particularly for older age groups.

- 4.5 The strategic approach is to accommodate this growth in such a way that it helps make more sustainable, balanced, vibrant and self reliant places in which to live and work. At the time of publication (February 2010) and examination (November 2010), the Core Strategy had to be in general conformity with the Regional Spatial Strategy (RSS) for the West Midlands. The RSS Phase II Review Panel Report target of 27,500 net additional homes for Shropshire over 2006-2026 is therefore the headline target figure. Changes during 2010/11 such as the status of the RSS, revised household projections and the publication of the Localism and Decentralisation Bill mean that this figure may need to be revised through a review of the plan. The SAMDev will, nevertheless, allocate sufficient land, allowing for windfall as appropriate, to deliver at least 27,500 net additional homes with phasing as per Policy CS10.
- 4.6 The strategy reflects the distinctive, rural nature of Shropshire and the connection between the county town of Shrewsbury, the Market Towns, smaller settlements and the rural areas they serve. It is an approach that seeks to nurture, protect and develop the social and physical fabric of communities, supporting new economic potential within their environmental setting.
- 4.7 Transport is a particularly big issue for a rural county, particularly in the context of seeking to reduce carbon emissions and the economics of the declining supply of oil, now that international oil production is past its peak. Climate change and rising oil costs are also likely to increase the importance of local food production. These pressures are likely to drive an increasing need for self-reliance amongst Shropshire's communities. Consequently the strategic approach is to enhance the role that Shropshire's settlements have traditionally played, as accessible, sustainable centres for their rural catchments as summarised in table 1. The approach to rural areas supports local responses to meeting these challenges.
- 4.8 The role for Shrewsbury reflects the Shrewsbury Vision, and the aspirations of the community in Shrewsbury to continue to thrive as a centre for employment and services, whilst maintaining its outstanding natural, built and historic environment.
- 4.9 The aspirations of the communities in the Market Towns and Key Centres is reflected in Policy CS3, and carried forward through the market town revitalisation programme. A key objective of this programme is to encourage greater self containment in terms of employment, retail expenditure and local services. The Market Towns revitalisation programme also seeks to protect the natural and cultural heritage of Shropshire's Market Towns whilst encouraging increased employment in growth sectors of the economy.
- 4.10 In the rural areas, Shropshire Council is working with local communities to identify community hubs and community clusters that aspire to be stronger social, economic and environmentally sustainable communities. The approach recognises that sustainability is based on many factors, including the presence of employment, affordable housing, facilities and services, but also intangible assets such as social fabric. In community hubs and clusters, development that improves their sustainability will be welcomed, for example where it provides employment opportunities, affordable housing or services and facilities for local needs. In this way, the sporadic speculative development that has occurred in Shropshire's villages, smallest settlements and open countryside over recent decades can be managed in a more positive way, targeted instead at helping deliver rural regeneration.

- 4.11 The proportionate split of residential development between Shrewsbury (25%), the Market Towns and Key Centres (40%), and the rural area (35%) is the total over the plan period 2006-2026. It is expected that the proportions may be skewed towards the urban areas in the early plan period, reflecting market continuity and new land allocations. It is expected that the proportion in rural areas may initially be depressed, reflecting the change in approach to a community-led and community-benefit focus. As rural communities and developers become more familiar with the new approach, and understand how it can benefit the sustainability of local communities, the proportion of development that occurs in the rural areas is expected to rise accordingly. Over the whole plan period 2006 – 2026, the proportion in rural areas will total around 35% to meet local needs and reflect community aspirations.
- 4.12 The phasing of development over the plan period is managed by policies CS10 in relation to residential development and CS14 in relation to employment development.
- 4.13 The five spatial zones in Shropshire have different characteristics, pressures, travel-to-work patterns, environmental and policy constraints (such as the metropolitan Green Belt and the special character of the Shropshire Hills Area of Outstanding Natural Beauty). This distinctiveness is reflected in the proportionate split of development across Shropshire, and in the balance between residential and employment development in different areas. More detailed policies relating to each spatial zone, the settlements within them and the balance of development in each spatial zone between larger and smaller settlements, will be contained in the SAMDev DPD.
- 4.14 In East Shropshire, up to 1,000 additional homes may be required in the Albrighton, Shifnal and Telford areas for military personnel returning from Germany. These will be integrated with existing civilian communities, but will only be brought forward to meet the specific Ministry of Defence need. They are not included in the Shropshire total in the first sentence of Policy CS1.



Key Evidence

- 1 LAA Evidence Base (Shropshire Council 2007);
- 2 Shropshire Sustainable Community Strategy Evidence Base (Shropshire Council 2008);
- 3 The Local Transport Plan 2006-2011 and its associated evidence base (Shropshire Council 2006);
- 4 Shropshire Strategic Housing Land Availability Assessment (Shropshire Council 2009);
- 5 The Strategic Housing Market Assessment (Shropshire and Herefordshire Councils 2008);
- 6 Economic Assessments (see Policy CS14);
- 7 Landscape Assessments (see Policy CS17);
- 8 Shropshire 5 year Housing Land Supply Statement (Shropshire Council 2009);
- 9 Regional Spatial Strategy for the West Midlands and its associated evidence base (including the SQW reports on rural community sustainability);
- 10 Shropshire Housing Strategy and its associated evidence base (Shropshire Council 2009);
- 11 Annual Monitoring Reports;
- 12 Development, Demographic and Economic Trends 1998-2008 technical paper (Shropshire Council 2009);
- 13 Living Working Countryside - Mathew Taylor Review (2008).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The provision of facilities and services by the Council and public and private sector partners;
- The development management process;
- The LDF Implementation Plan;
- The Rural Renaissance Programme;
- The Market Town Revitalisation Programme;
- The Shrewsbury Growth Point delivery programme.

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

- Net additional dwellings in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone (AMR Core Output Indicator H2abc);
- Amount of floorspace developed for employment by type in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone (AMR Core Output Indicator BD1);
- Progress against programmes and projects identified in the Implementation Plan.

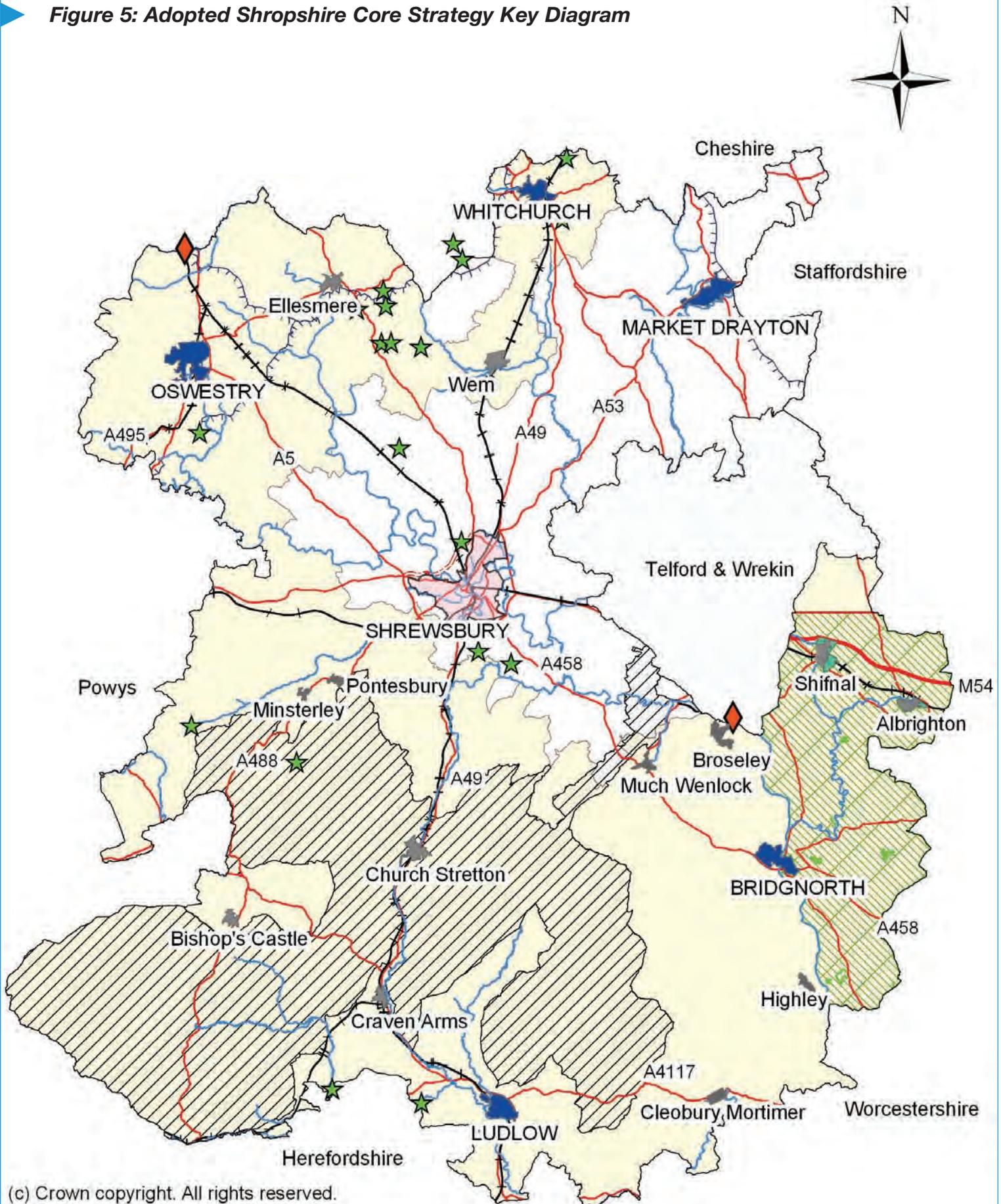


Table 1: Settlement Strategy

	Shrewsbury	Market Towns & other Key Centres	Community hubs & community clusters	Number new homes	Employment land
Role and sphere of influence	Sub-regional influence	Centre which also serves other settlements and rural hinterland	Serves the local community & surrounding countryside		
Strategic approach	Fulfil sub-regional role and act as a growth point	Centres for service provision, economic development & regeneration. Accommodates local needs and inward migration	Rural rebalance to meet local needs and improve the sustainability of local communities		
North West Shropshire		Oswestry Ellesmere	Community hubs and community clusters as identified in the SAMDev DPD	5,775 - 6,325 homes	55 - 65 ha
North East Shropshire		Market Drayton Whitchurch Wem		5,500 – 6,050 homes	50 - 60 ha
Central Shropshire	Shrewsbury	Minsterley / Pontesbury		8,250 8,800 homes	95 - 105 ha
South Shropshire		Ludlow Bishop's Castle Church Stretton Cleobury Mortimer Craven Arms		3,575 – 4,125 homes	35 - 45 ha
East Shropshire		Bridgnorth Albrighton Broseley Highley Much Wenlock Shifnal		3,025 – 3,575 homes Plus military needs	30 - 40 ha



Figure 5: Adopted Shropshire Core Strategy Key Diagram



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Legend

-  MARKET TOWNS and Other Key Centres that are Principal Centres
-  Market Towns and Other Key Centres that are District Centres
-  Shrewsbury NW Relief Road preferred route Dec 07
-  World Heritage Site
-  European Protected Sites
-  Railway Lines
-  Area of Outstanding Natural Beauty (AONB) Shropshire Hills
-  Green Belt
-  Safeguarded Land
-  Rivers
-  Canals
-  Principal Roads
-  M54
-  Rural Regeneration Zone

CS2 : Shrewsbury – Development Strategy

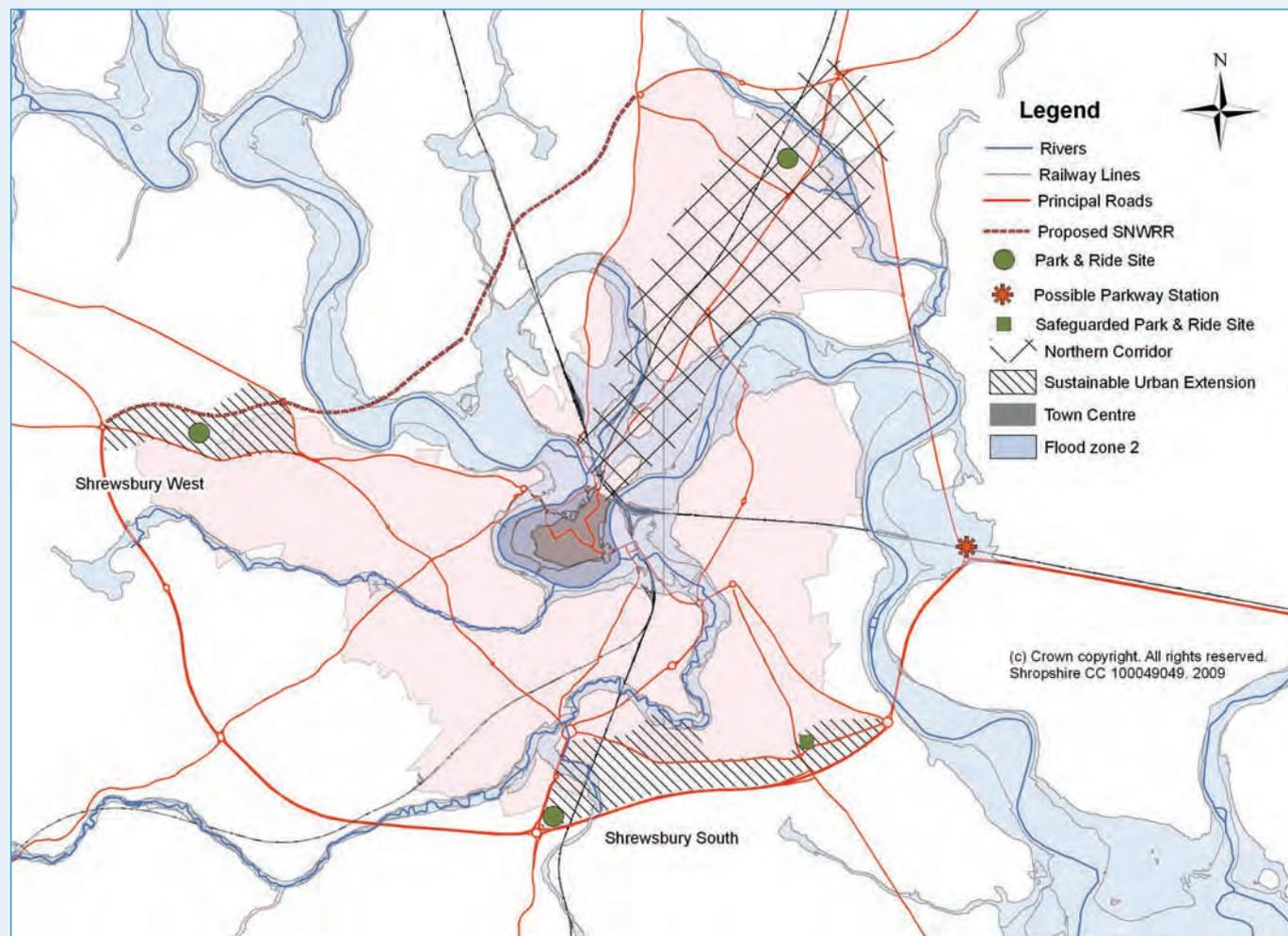
A comprehensive and co-ordinated approach will be pursued to the planning and development of Shrewsbury. The approach, encapsulated by the Shrewsbury Vision, integrates elements of housing, economic, transport, community and environmental policy, and will enable the town to achieve a significant level of housing and economic growth linked with infrastructure improvements, whilst protecting and enhancing the town's role, character and the unique qualities of its historic built and natural environment.

- Shrewsbury will provide the primary focus for development for Shropshire, providing approximately 25% of its additional housing for the period 2006-2026 (approximately 6,500 dwellings - 325 dwellings per annum) and 90 hectares of employment land;
- Shrewsbury will develop its role as Shropshire's primary retail, office and commercial centre, and the vitality and viability of the town centre will be promoted, protected and enhanced. The Riverside and West End areas of the town centre will be redevelopment priorities;
- The Shrewsbury Northern Corridor will be improved in accordance with the aims of the Northern Corridor Regeneration Framework, with the restoration and redevelopment of the Ditherington Flaxmill site and the enhancement of major existing commercial, employment and mixed use areas a priority;
- Shrewsbury's strategy will recognise the need for the continuing development of high quality business parks on the edge of the town centre and the periphery of the town, including the Battlefield Enterprise Park and Shrewsbury and Oxon Business Parks, and the importance of the Meole Brace and Sundorne retail parks, both of which have scope for enhancement and expansion, if required;
- Shrewsbury will be a major focus within Shropshire for the provision of infrastructure and services to meet the needs of the town and its wider catchment area, with current priorities set out in the LDF Implementation Plan;
- Shrewsbury's priorities for the allocation/release of land for development will be:
 - Making best use of previously developed land and buildings for housing and other uses within the built up area, especially sites contributing to the enhancement of the town centre, the redevelopment of edge-of-centre areas, and the regeneration of the Shrewsbury Northern Corridor;
 - Bringing forward, on a phased and planned basis, two sustainable urban extensions providing 25% of Shrewsbury's housing growth and 50% of its employment growth:
 - Shrewsbury South – land off Thieves Lane/Oteley Road/Hereford Road as illustrated on the Key Diagram, to incorporate the expansion of Shrewsbury Business Park (approximately 4 hectares of employment land), the development of a new strategic employment site (approximately 22 hectares) on land adjoining the Shrewsbury Town Football Club, scope for the expansion of Meole Brace Retail Park, if required, and other commercial uses, A5 junction improvements, if needed, and sustainable transport measures, major housing development (approximately 900 dwellings to the north and south of Oteley Road) and green infrastructure improvements (including the Rea Brook Valley);



- Shrewsbury West – land at Bicton Heath and off Welshpool Road as illustrated on the Key Diagram, to incorporate major housing development (approximately 700 dwellings to the north of Welshpool Road), additional employment land (approximately 9-12 hectares), the provision of a new link road connecting Churncote Island on the A5 to Holyhead Road, enhancement of Park and Ride facilities and other sustainable transport improvements, scope for additional health and care facility development, and the provision of new community facilities.
- Other sustainable housing land releases on the edges of Shrewsbury, identified in the SAMDev DPD, to provide the balance of housing land required;
- In recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to:
 - the Shrewsbury Integrated Transport Strategy as advanced through the Shropshire Local Transport Plan, and the proposed Shrewsbury North West Relief Road;
 - flood risk management, based on the Shropshire Strategic Flood Risk Assessment, that protects and enhances the corridor of the River Severn and its tributaries and enables development appropriate to the flood risk;
 - the promotion, conservation and enhancement of the town’s natural and historic features, heritage assets, green corridors and spaces, and environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield.

Figure 6: Shrewsbury Key Diagram



Explanation

Vision

4.15 Shrewsbury provides a strategic focus for development in Shropshire, enabling the town to fulfil its roles as both the County Town and a sub-regional centre. However, equally important is the development of the town as a place and a community in a balanced and sustainable way and to achieve its potential, developing the role of the town centre, addressing regeneration needs and infrastructure requirements, and maintaining the unique qualities and character of the town. The need for this balanced development is fundamental to the strategy for Shrewsbury and this is being driven forward through the ‘Shrewsbury Vision’. This is a process led by the Shropshire Council and Shrewsbury Town Council which follows up the naming of Shrewsbury as a Growth Point in 2006 and the approval of a wide ranging ‘Programme of Development’ supported by Government funding. Policy CS2 draws together key policy elements as part of the integrated approach and to ensure the balance and co-ordination required.

Housing Development

- 4.16 The rationale for the target for new housing for Shrewsbury, reflecting its role in the Shropshire context and the requirements of the Regional Spatial Strategy, is set out under Policy CS1, with Policy CS10 providing an overview of the managed release of housing land. The housing trajectory for Shrewsbury is shown within the overall trajectory for Shropshire under Policy CS10.
- 4.17 Sufficient quantity and flexibility of housing land supply are key given uncertainty over the final housing requirements, historically slow brownfield site development in Shrewsbury, variability in the strength of the housing market, and the potential for the progress of individual developments to be delayed. Policy CS2 therefore makes provision for delivery from greenfield as well as previously developed land, and for the identification of reserve housing land to enable management of land supply. The 2009 Strategic Housing Land Availability Assessment identified capacity for some 3,800 dwellings within the existing town development boundaries, but also extensive greenfield areas within the Shrewsbury bypasses with scope to provide the balance required.
- 4.18 Shrewsbury’s release of housing land will be managed to deliver the housing target, aiming to achieve:
- A minimum of 60% on previously developed land over the plan period;
 - Approximately 25% in the Shrewsbury South and Shrewsbury West strategic locations;
 - The balance required (15%), approximately 1,000 dwellings, plus a further reserve pool of land for up to a further 15%, provided through other sustainable land releases. The reserve land areas will be released, if required to maintain a 10 year supply of identified sites, on a phased basis;
- 4.19 Sites will be identified in the SAMDev DPD for phased release linked to maintaining the availability of land ready for development and the timely provision of infrastructure. Certainty is needed in the release of the sustainable urban extensions at Shrewsbury South and Shrewsbury West in order to ensure the delivery of their strategic benefits and that is why they are identified in the Core Strategy. A more detailed housing trajectory for Shrewsbury will be developed alongside the SAMDev DPD, for inclusion in subsequent Annual Monitoring Reports to ensure delivery of the overall housing target for Shrewsbury in accordance with Policies CS1 and CS10.

Shrewsbury South and Shrewsbury West sustainable urban extensions

- 4.21 The two proposed sustainable extensions address the requirement for the use of Greenfield sites to meet both the housing and employment needs of the town and, importantly, provide scope for high quality, comprehensively planned, integrated development embracing principles of sustainable development and communities. The two strategic locations (see Shrewsbury Key Diagram) have been selected following consideration of the various options because they provide the best opportunities for sustainable and balanced development. Key evidence has included the Shropshire Strategic Housing Land Availability Assessment, the Shrewsbury Employment Areas Assessment, the Shrewsbury Transport and Land Use Development Options Assessment, and the Landscape Character, Capacity and Sensitivity Study. Indicative master planning has been used to ascertain yields and deliverability of the proposed development. The masterplans will be developed alongside the SAMDev DPD, engaging with key stakeholders and infrastructure providers in the process, to give more detailed guidance on the phased development of the two areas.
- 4.22 The Shrewsbury South area will deliver, in particular, approximately 900 dwellings on land to the north and south of Oteley Road, significant employment land, including a major new business park on land adjoining Shrewsbury Town Football Club (approximately 22 hectares) and expansion of Shrewsbury Business Park (approximately 4 hectares), green infrastructure linked to housing development, and a potential expansion of the Meole Brace Retail Park, if required (see Policy CS15). The Shrewsbury West area enables the delivery of a leg of the proposed Shrewsbury North West Relief Road (NWRR) connecting Churncote Island on the A5 and Holyhead Road alongside a mix of housing (approximately 700 dwellings to the north of Welshpool Road), employment (approximately 9-12 hectares of additional employment land), and community facilities provision. There is also scope for additional health and care facility provision to complement the existing facilities in the locality at the Royal Shrewsbury Hospital, Shelton and Bicton Heath.

Economic Development and Regeneration

- 4.23 The importance of economic development and employment growth in Shrewsbury is integral to the strategy for the town. This will support the prosperity of Shropshire and ensure the sustainable and balanced development of the town. As well as the major employment land provisions made, Policy CS2, linked to Policies CS13, CS14 and CS15, also allows Shrewsbury to fulfil its strategic retail and commercial role and, as part of that, the safeguarding and enhancement of the role of the town centre. It is accepted that the town centre is constrained by the loop of the River Severn, which means that some of the commercial development requirements may need to be accommodated outside of the centre, but there are major town centre redevelopment opportunities, particularly in the West End and the Riverside areas, which need to be prioritised in order to achieve the Shrewsbury Vision.
- 4.24 A further priority is the regeneration of the Shrewsbury Northern Corridor, with the aims of the Regeneration Framework for that area, including the site of the Ditherington Flaxmill, being taken forward through the Shrewsbury Vision. The Corridor area also includes areas of major commercial and employment uses which have been undergoing pressures for change, including in the Lancaster Road, Whitchurch Road, Battlefield Road, Harlescott Lane and Featherbed Lane/Arlington Way areas. In these areas some re-focussing of land uses and development would be beneficial to meet new needs and to enable enhancements, whilst still safeguarding the town's portfolio of employment land. Small scale provision of further good quality employment land may also be beneficial in northern Shrewsbury.

- 4.25 Areas on the edge of the town centre are also subject to pressures for change and provide opportunities for beneficial redevelopment, including particularly the Castle Foregate, Frankwell and Abbey Foregate areas.
- 4.26 Policies to address these issues and areas will be set out in the SAMDev DPD. The Council will work with private sector partners to deliver these economic development and regeneration priorities over the plan period.

Integrated Transport

- 4.27 The implementation of the Shrewsbury Integrated Transport Strategy, with a combination of sustainable transport promotion measures including the Park and Ride facilities, quality bus routes and enhanced walking and cycling facilities provision, is key to the sustainable development of the town given the challenges of the constrained access to and through the town centre and the demand for crosstown traffic. The provision of the Shrewsbury North West Relief Road (NWRR) has been identified as an opportunity to tackle some of these issues in the Local Transport Plan for Shropshire, which the Core Strategy has regard to and seeks to enable. In terms of the strategic road network, limitations on the capacities of the junctions on the Shrewsbury bypasses are a further consideration, with the scope for improvements linked to the planned new developments. Improvements to the Shrewsbury Bus and Railway Stations and the possible development of the Shrewsbury Parkway Station at the A5/A49 Preston Boats Island on the eastern side of the town all form part of the multimodal approach to transport planning for the town. The strong transport connections between, and complementary roles of, Shrewsbury and Telford form part of the challenge being addressed.

Infrastructure and Services

- 4.28 Other major infrastructure requirements in Shrewsbury, including for improving health and education facilities, are identified in the LDF Implementation Plan. Policies CS8 and CS9 set out the approach to infrastructure provision, including the role of developer contributions. Facilities in Shrewsbury meet the needs of both the town and a wider catchment area, with the Royal Shrewsbury Hospital, Shrewsbury College of Arts and Technology, Sixth Form College, the emergency services and major recreational facilities prominent. Service providers responsible for these facilities and others in the town, including primary and secondary school provision and environmental infrastructure, will be responding to the challenges and pressures of a changing population during the plan period, and this will lead to developments to be addressed in the SAMDev DPD, informed by the LDF Implementation Plan.

The Environment

- 4.29 The protection and enhancement of the town's historic character and heritage assets, notably the extensive Shrewsbury conservation area focussed on the town centre, the historic battlefield on the northern edge of the town and the town's green infrastructure, including green corridors associated with the River Severn and its tributaries, will also be a priority issue to be addressed. The development of Shrewsbury as a sustainable place, maintaining its high quality of life and environment, are key themes of the Shropshire Sustainable Community Strategy and the Shrewsbury Vision.

Key Evidence

- 1 Shropshire Strategic Housing Land Availability Assessment – Shropshire Council (2009);
- 2 Shrewsbury & Atcham Borough Council Economic Assessment and Employment Land Study – BE Group (2004/05);
- 3 Shrewsbury & Atcham Borough Council Employment Areas Assessment – BE Group/ Faber Maunsell (2008);
- 4 Shrewsbury Offices Study – BE Group (2007);
- 5 Shrewsbury Retail Capacity Study Update - White Young Green (2006);
- 6 Shrewsbury Hotels Study – Tourism Solutions (2007);
- 7 Shrewsbury Transport and Land Use Development Options Assessment – Faber Maunsell (2008);
- 8 Shrewsbury Northern Corridor Regeneration Framework – Ove Arup and Partners (2007);
- 9 Shrewsbury & Atcham Borough Council Landscape Character, Sensitivity and Capacity – White Consultants (2007);
- 10 Shrewsbury New Growth Point Historic Environment Assessment – Shropshire Council (2008);
- 11 Shrewsbury Vision – Shropshire Council (2009 and ongoing);
- 12 Shropshire Open Space, Sport Recreation Study (Draft) – PMP (2009);
- 13 Shrewsbury & Atcham Borough Council Green Infrastructure Strategy (Draft) – TEP (2008);
- 14 Shrewsbury & Atcham Borough Council Strategic Flood Risk Assessment Level 1 and Level 2 (Shrewsbury) – Halcrow (2007 and 2009);
- 15 Shrewsbury Water Cycle Study – Scoping Report – Halcrow (2008);
- 16 Shropshire Water Cycle Study – Halcrow (in progress 2009 and ongoing);
- 17 Shrewsbury Local Development Framework Options – Traffic Impact Report, Smarter Choices Appraisal, and Smarter Choices for Shrewsbury Preferred Option – Mouchel (2010);
- 18 A5 Shrewsbury Corridor Transport Evidence (and related reports) – Shropshire LDF Core Strategy (Highways Agency/JMP 2010);
- 19 Indicative Masterplans/Delivery Plans for the two Sustainable Urban Extensions.

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Preparation of masterplans for the phased development of the two sustainable urban extensions;
- Shrewsbury town centre strategy and action plans; Shropshire economic development, culture and regeneration strategies and action plans; Local Transport Plan for Shropshire 2006-2011 and Shrewsbury Integrated Transport Strategy;
- Shrewsbury Growth Point Programme of Development, the Shrewsbury Vision and the Northern Corridor Regeneration Strategy Implementation Framework;
- Shrewsbury Cycling Town programme;
- Shrewsbury Green Infrastructure Strategy.

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

- Net additional dwellings in Shrewsbury (AMR Core Output Indicator H2abc);
- Amount of floorspace for employment by type in Shrewsbury (AMR Core Output Indicator BD1);
- Amount of retail, office and leisure development in Shrewsbury town centre (AMR Core Output Indicator BD4abc);
- Annual Statements of Five Year Land Supply;
- Annual SHLAA updates.

▶ CS3 : The Market Towns and Other Key Centres

The Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town's distinctive character and is supported by improvements in infrastructure, will take place within the towns' development boundaries and on sites allocated for development.

North West Shropshire

Oswestry will provide a focus for major development. To accommodate growth, land allocations will include a comprehensively planned, integrated and sustainable urban extension to the south east of Oswestry, on land between Shrewsbury Road, Middleton Road and the A5/A483 Oswestry bypass, as illustrated on the Key Diagram. This strategic location will accommodate a mix of new housing (750+ dwellings), employment land (4-6 hectare Business Park), a local centre, a network of open space and green infrastructure, and a new link Road between Shrewsbury Road and Middleton Road, together with sustainable transport improvements.

Ellesmere will have development to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal.

North East Shropshire

Market Drayton will have substantial development that balances business development with housing development and enhances the town's infrastructure and facilities and its role as a centre for food production.

Whitchurch will have substantial development, recognising its accessible location on the highway and rail network, maintaining and enhancing its vibrant town centre and balancing business and housing development.

Wem will have development to strengthen its economic role and support and enhance its important community assets and to maintain its role as a sustainable place.



Central Shropshire

Minsterley and **Pontesbury** as a combined key centre will accommodate development to enhance their linked roles providing employment and services in the local area, whilst retaining their distinctive and separate identities.

Southern Shropshire

Ludlow will provide a focus for development, whilst respecting its historic character.

Craven Arms will have development as a local growth point in the A49 corridor, growing its role in providing services and employment opportunities for the local area.

Church Stretton, Bishop's Castle and **Cleobury Mortimer** will have development that balances environmental constraints with meeting local needs.

Eastern Shropshire

Bridgnorth will provide a focus for development within the constraints of its location on the edge of the Green Belt and on the River Severn.

Shifnal and **Albrighton** will have development to meet local needs, respecting their location in the Green Belt. No changes will be made to Green Belt boundaries. Some of the development to meet the needs of returning military personnel will be accommodated in Shifnal and Albrighton, if required.

Broseley and **Highley** will have development that balances environmental constraints with meeting local needs.

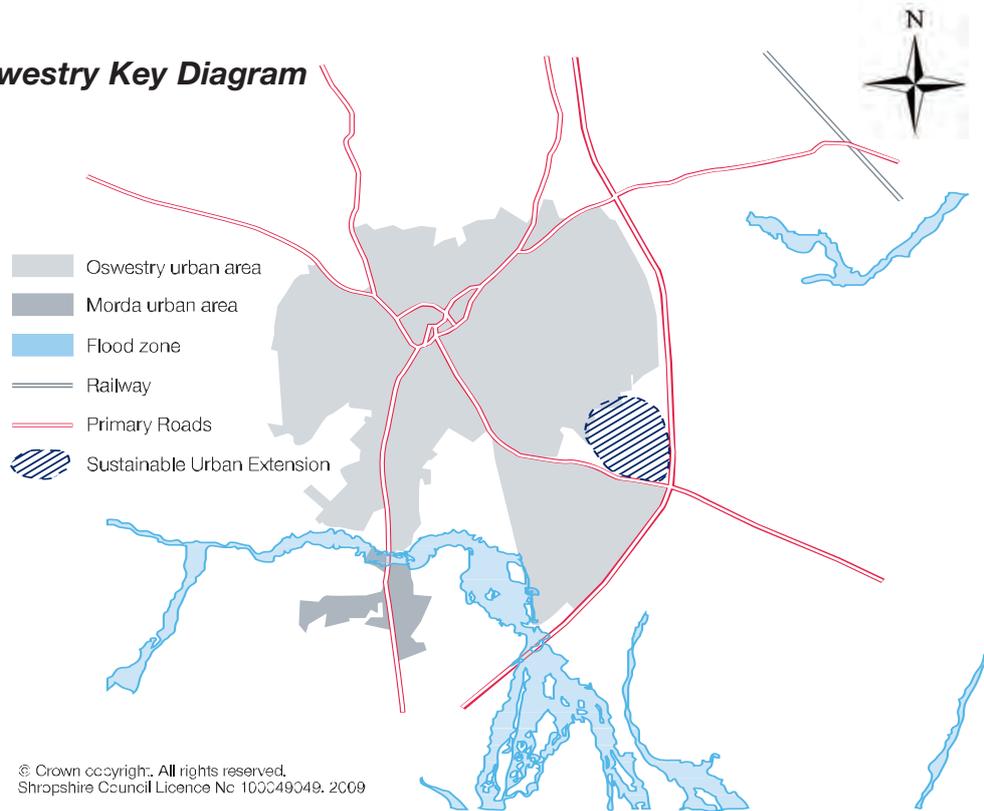
Much Wenlock will have limited development that reflects its important service and employment centre role whilst retaining its historic character.

Cross-boundary proposals

Shropshire will work with adjoining local authorities where settlements adjoining Shropshire require cross-boundary opportunities to meet their needs for sustainable development, including, but not limited to, sites around Burford in relation to the growth of Tenbury Wells, sites in Shropshire in relation to growth in adjoining Knighton and the Ironbridge power station site in relation to proposals for Ironbridge and Telford.



Figure 7: Oswestry Key Diagram



Explanation

- 4.30 The Market Towns and other Key Centres are identified by their role and sphere of influence, both existing and potential, not simply by their size and their scope for future development. They are, and could be stronger, focal points for local transport networks, employment opportunities and services. They provide sustainable places in which development can contribute to a “virtuous circle” of greater self-sufficiency within the towns, reducing the need to travel, maximising the potential for sustainable transport and strengthening local markets, thereby helping reduce our carbon dioxide emissions and strengthening local resilience in a changing world. Declining oil reserves mean that fuel is likely to increase dramatically in price over the plan period, requiring closer local economic and community relationships, and Market Towns and Key Centres are well placed to respond to these global forces.
- 4.31 Development in Market Towns and Key Centres provides a robust basis for meeting the future needs of Shropshire. The ageing population is a particular issue in Shropshire, where 28.4% of the population is expected to be over the age of 65 by 2026. This represents a rise from 50,100 persons in Shropshire over the age of 65 in 2006 to 93,600 persons by 2026. The elderly are more dependent on local services and public transport than the population as a whole, giving an added impetus to the achievement of accessible centres that can provide a good range of services.
- 4.32 The proposed approach builds on the investment already placed in Shropshire’s Market Towns and Key Centres over many years, typified by the Market Towns Revitalisation Programme and the Local Transport Plan programme. Retail, leisure, services, health facilities, secondary education, police and fire services, amongst others, are all focused in these places. Shropshire’s spatial plan continues the confidence placed in the future of these settlements, and recognises the need for continuing investment and renewal. Detailed investment and infrastructure programmes are contained in the LDF Implementation Plan, which is updated regularly.

4.33 The detailed scale of development in each Market Town and Key Centre has not been the subject of consultation during the Core Strategy process, as it will be determined through the process of preparing the SAMDev DPD. Levels of housing, other development and community facilities, services and infrastructure provision will be determined through discussion and agreement particularly with Town and Parish Councils to provide an appropriate and sustainable pattern of development. As appropriate to a Core Strategy, Policy CS3 provides an overview of the relative role of each town. An indication of the likely scale of housing development, based on policy CS3 and the evidence base, is provided in table 2. For an indication of economic development in the Market Towns see Policies CS13, CS14, CS15 and CS16.

Table 2: Policy CS3 and Indicative Scale of Development

Market Towns & Other Key Centres	Policy CS15 Centres		Indicative relative levels of housing development 2006 - 2026		
	Principal centre	District centre	>1,000 homes	500 - 1,000 homes	<500 homes
North West Shropshire					
Oswestry	■		■		
Ellesmere		■		■	
North East Shropshire					
Whitchurch	■		■		
Market Drayton	■		■		
Wem		■		■	
Central Shropshire					
Minsterley / Pontesbury		■			■
Southern Shropshire					
Ludlow	■			■	
Craven Arms		■			■
Church Stretton		■			■
Bishop's Castle		■			■
Cleobury Mortimer		■			■
Eastern Shropshire					
Bridgnorth	■			■	
Shifnal*		■		■	
Much Wenlock		■			■
Broseley		■			■
Highley		■			■
Albrighton*		■			■

* not including military needs

4.34 To inform representations on the Core Strategy, extracts from the evidence base are given in table 3 below. These show the quantity of residential development that has already occurred since 2006 plus the number of dwellings with outstanding planning consent (commitments). An indication of the capacity of towns to deliver more residential development on existing Local Plan allocated sites, and on potential windfall sites within the existing development boundaries, provides further information regarding the amount of development that may occur. The two columns added together give an indication of the scale of development that is likely regardless of any additional allocations of land for development. For comparison purposes, the quantity of residential and employment development that has occurred over the past ten years is also shown. The latter figures should be treated with care as past development is not necessarily a guide to future development.

Table 3: Development in Market Towns and Key Centres 1998-2008

Market Towns & Key Centres	Completions 2006-2009 + commitments at April 2009 (no. dwellings)	Existing allocations & potential sites within existing settlement boundary* (no. dwellings)	Past employment development 1998-2008 (hectares)	Past residential development 1998-2008 (no. dwellings)
North West Shropshire				
Oswestry (excluding Morda)	710	495	6.02 ha	946
Ellesmere	480	188	1.6 ha	193
North East Shropshire				
Whitchurch	301	406	11.3 ha	551
Market Drayton	431	119	4.7 ha	766
Wem	328	66	0.4 ha	210
Central Shropshire				
Minsterley/Pontesbury	67	32	0.4 ha	101
Southern Shropshire				
Ludlow	381	84	2.4 ha	714
Craven Arms	104	115	1.8 ha	215
Church Stretton	72	37	0.1 ha	204
Bishop's Castle	48	37	3.9 ha	130
Cleobury Mortimer	166	26	0.04 ha	150
Eastern Shropshire				
Bridgnorth	639	0	3.5 ha	284
Shifnal	214	241	0.06 ha	205
Much Wenlock	42	77	0.2 ha	103
Broseley	79	96	0.3 ha	72
Highley	90	58	0.01 ha	89
Albrighton	36	120	0.06 ha	91

* Based on the results of the Strategic Housing Land Availability Assessment 2009

- 4.35 Policy CS3 recognises the role of Key Centres adjoining Shropshire, including Tenbury / Burford, Knighton and Ironbridge. It may be appropriate, in consultation with neighbouring authorities, to allocate (within Shropshire) land for development adjoining these Key Centres.
- 4.36 Shropshire's Market Towns and Key Centres all have distinctive identities, which new development is expected to reinforce. Respecting each town's distinctive character includes being sensitive to its landscape setting, historic features and the towns' functions (past and present). Policy CS6 elaborates the requirements for new development to meet high standards and reflect local character.

Market Towns and Key Centres

- 4.37 The Market Towns and Key Centres, in descending order by population size (2007 population estimates) are:

Oswestry

- 4.38 Oswestry (population 18,300) is the second largest town in Shropshire after Shrewsbury, on the border between the lowlands of north-west Shropshire and the foothills of the Berwyns in Wales. It acts as the principal employment, commercial and administrative centre in the north west of the County. The town is a service centre for a wide rural hinterland, including parts of Wales, and this is reflected in the busyness of the centre. Oswestry has good road links to Shrewsbury, Wrexham and Chester via the A5/A483. Rail links are available at the nearby village of Gobowen. Oswestry has a relatively high level of self-containment for employment and the town provides more jobs than it has resident workers. Housing tenures in the local joint committee area at the time of the 2001 Census were 68.1% owner occupied, 13.6% private rented and 18.3% social rented.
- 4.39 A sustainable urban extension is proposed to the south east of Oswestry to help meet the future development needs of the area. This proposal was originally the subject of public consultation through the early stages of the Oswestry Borough Local Development Framework process. In light of this legacy, and recognising the lengthy lead-in required for large scale development, it is appropriate to confirm the principle of this strategic location in the Core Strategy as a key element of the future development strategy for Oswestry.
- 4.40 Land to the south east of the town is distant from the more sensitive landscapes on the other edges of the town. As such, it is considered to represent the optimum location for accommodating major growth. Key assessments in reaching this judgement include the Shropshire Strategic Housing Land Availability Assessment, the Oswestry Landscape Sensitivity and Capacity Study, Oswestry Employment Land Study and Oswestry Phase 1 Strategic Flood Risk Assessment. There is currently an immediate capacity issue at Oswestry relating to both hydraulic and environmental capacity at Mile Oak Wastewater Treatment Works, as outlined in the LDF Implementation Plan. The timing and delivery of infrastructure investment and improvement therefore has implications for development in this location. Phasing of development will be linked to infrastructure delivery, particularly waste water treatment capacity and road junction capacity.

Bridgnorth

- 4.41 Bridgnorth (population 11,400) acts as a key service centre not just for the town, but for a sizeable hinterland as well. The town itself is an historic one, comprising a Low Town straddling the River Severn and a High Town perched on cliffs 100 ft above. The combination of medieval street pattern and many fine old buildings, combine with old paths and flights of steps to create a unique town of considerable charm. There are strong environmental constraints in Bridgnorth, mainly due to the river and its floodplain. It is bounded on its eastern side by the metropolitan Green Belt. Located at the junction of the A458 and the A442, it is within relatively easy commuting distance of Telford, Shrewsbury, Kidderminster, Wolverhampton and the Black Country. A significant proportion of Bridgnorth residents commute out of the town to work. Housing tenures in the local joint committee area at the time of the 2001 Census were 73.6% owner occupied, 15.0% private rented and 11.4% social rented.

Market Drayton

- 4.42 Market Drayton (population 11,100) sits on the northern side of the River Tern, on the A53 and within easy access of the Potteries, Stafford and Telford. Like the other main towns in Shropshire, it serves a sizeable hinterland as well as its own resident population. Market Drayton's economy has traditionally been based on agriculture and related industries, and the town remains reliant on food processing via the presence of two major employers – Mullers and Palethorpes. Overall, Market Drayton supports a similar number of jobs as its resident workforce but there are significant levels of commuting both into and out of the town. The town is on the Shropshire Union Canal. Housing tenures in the local joint committee area at the time of the 2001 Census were 72.2% owner occupied, 12.9% private rented and 14.9% social rented.

Ludlow

- 4.43 Ludlow (population 9,900) is situated midway between Shrewsbury and Hereford. The town benefits from a railway station on the Crewe-Cardiff line and, other than Shrewsbury, is the only town in Shropshire to operate a Park and Ride bus service. The historic town centre is set largely on a ridge above the River Teme, with fine streets of historic buildings running down this central spine. Ludlow is an important tourist destination and has achieved international renown as a centre for quality local food and drink and Michelin starred restaurants. The town has recently started to grow beyond the A49 bypass, with employment development at the Ludlow eco-park and affordable housing at Rocks Green. Ludlow acts as a major local employment centre and has a very high level of employment self-containment. Shrewsbury, Leominster and Hereford are important sources and destinations of labour for Ludlow and the A49 is a crucial transport route. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.5% owner occupied, 14.6% private rented and 15.0% social rented. Although growth will not result in a deterioration of water quality status under the Water Framework Directive, it may be necessary to ensure that there is no overall additional load to the receiving watercourse from the Ludlow Wastewater Treatment Work with growth. If this is required, the new discharge consent may take the Wastewater Treatment Works beyond conventional technology. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.

Whitchurch

- 4.44 Whitchurch (population 8,700) is close to the Cheshire and Wrexham County Borough boundaries, and in particular the towns of Wrexham, Nantwich and Crewe. Whitchurch benefits from a railway station on the Shrewsbury-Crewe line. The town has a thriving town centre and has the benefit of A49 and A525 bypasses around the town. The Whitchurch arm of the Llangollen branch of the Shropshire Union Canal is an important tourist facility bringing visitors to the town. The town had significant employment development over the period 1998-2008. Shrewsbury and Market Drayton to the south and Chester to the north are key employment destinations. Housing tenures in the local joint committee area at the time of the 2001 Census were 72.2% owner occupied, 14.3% private rented and 13.5% social rented.

Shifnal

- 4.45 Shifnal (population 5,600) lies less than five miles from Telford town centre, on the Shrewsbury to Wolverhampton railway line and with easy access to the M54. The metropolitan Green Belt abuts the town's western edge. Its geographic location undoubtedly influences Shifnal's status as a commuter town serving the West Midlands conurbation, with employment self-containment lower than in almost all other Shropshire Market Towns. Almost three times as many workers commute out of Shifnal as commute in. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.9% owner occupied, 10.4% private rented and 18.9% social rented.

Wem

- 4.46 Wem (population 5,400) is located between Whitchurch and Shrewsbury on the B5476 and on the Crewe – Shrewsbury railway line. A high proportion of its population, 24.9%, are aged 65 and over. The town is not a main shopping or employment centre, with Shrewsbury the main beneficiary of leaked retail expenditure and also many more people commute out of Wem to work than commute in. More than 90% of employees who work in Wem are in the service sector, with public administration, education and health accounting for a substantial 43.1% of all jobs. Housing tenures in the local joint committee area at the time of the 2001 Census were 73.9% owner occupied, 14.0% private rented and 11.1% social rented. There is currently no hydraulic capacity at the Wem Wastewater Treatment Works and a new discharge consent will be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. This new discharge consent may take the Wastewater Treatment Works beyond conventional technology but would be required even without any further growth in this location. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements. In addition, actions will be required as part of the River Basin Management Plan to tackle other contributing factors, such as diffuse pollution.

Albrighton

4.47 Albrighton (population 5,100 excluding the military population) is 7 miles from both Telford to the west and Wolverhampton to the East. The town is also within very easy reach of the M54 and the A41 and has a railway station on the Wolverhampton to Shrewsbury line. The town is surrounded, except on its far eastern edge, by the metropolitan Green Belt. To its north lies the Cannock Chase Special Area of Conservation (SAC). The demographic profile of Albrighton/Cosford is very different to most Market Towns in Shropshire, and is heavily influenced by the presence of RAF Cosford, where the numbers of trainees in the Defence College of Aeronautical Engineering (DCAE) vary widely, from a few hundred to over 4,000 at any one time. The town thus caters for a significant but very variable number of these personnel, as well as for residents. Employment self-containment is higher than in any other Shropshire town at 67.2%, with the air force base again contributing to this high figure. Housing tenures in the local joint committee area at the time of the 2001 Census were 66.2% owner occupied, 20.3% private rented and 13.5% social rented. Capacity constraints at the Albrighton Wastewater Treatment Works have been identified when taking into account additional MOD growth at RAF Cosford, as outlined in the LDF Implementation Plan. Further investigation will therefore be needed as part of the preparation of the SAMDev DPD, to determine the sustainable levels of growth that can be accommodated.

Broseley

4.48 Broseley (population 4,500) extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge (now a World Heritage Site), between Bridgnorth town and Telford. It has poor road access and is bounded by areas of unstable land. The town was prominent in the early Industrial Revolution and its unplanned growth during that period has given rise to a distinctive and somewhat haphazard character. In the past, Broseley had a significant mining and smelting industry, but nowadays primarily acts as a dormitory town for larger settlements nearby, especially Telford and Wolverhampton. As such, employment self containment is very low, and there are few major employers. Almost three times as many Broseley employees work in manufacturing than is the case county wide. Housing tenures in the local joint committee area at the time of the 2001 Census were 69.5% owner occupied, 12.6% private rented and 17.9% social rented.

Ellesmere

4.49 Ellesmere (population 3,700) lies on the A495 between Oswestry, Wrexham and Whitchurch. The adjacent Mere and the Llangollen branch of the Shropshire Union Canal attract significant numbers of visitors. A major mixed-use redevelopment on the site of the canalside wharf is underway, and offers prospects for continued regeneration. There are fewer jobs in the town than there are resident workers and most workplaces in Ellesmere are small. Housing tenures in the local joint committee area at the time of the 2001 Census were 71.2% owner occupied, 17.3% private rented and 11.5% social rented.

Church Stretton

- 4.50 Church Stretton (population 3,700) is located in a narrow valley in the Shropshire Hills Area of Outstanding Natural Beauty, midway between Shrewsbury and Ludlow on the A49. Originally a medieval settlement, it became important as a spa resort in the late 19th century. It benefits from good transport links, including a railway station on the Crewe – Cardiff line. Church Stretton is a popular retirement destination, with 31.5% of Church Stretton residents age 65 or over (compared with 19.7% for Shropshire). Tourism is very important within the town, and is a key employer. Similar numbers commute in and out of the town to work and employment self-containment in Church Stretton is high given the size of the town. Housing tenures in the local joint committee area at the time of the 2001 Census were 81.6% owner occupied, 9.4% private rented and 9.0% social rented.

Highley

- 4.51 Highley (population 3,400) is seven miles south of Bridgnorth town and within commuting distance of Kidderminster. It is a linear settlement, spread over a mile on the B4555 on a ridge above the River Severn. Highley is isolated to its east by the river, apart from a footbridge that provides pedestrian access to Alveley. The settlement expanded significantly in the early twentieth century in conjunction with the Highley / Alveley colliery. The closure of the mines in the 1960s has left a legacy of regeneration needs. Highley is not a main employment centre and although most local jobs are filled by local residents, the majority of resident workers are employed elsewhere. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.4% owner occupied, 17.0% private rented and 12.6% social rented.

Cleobury Mortimer

- 4.52 Cleobury Mortimer (population 2,400) lies on the Worcestershire border, between Ludlow to the west and Kidderminster to the east. The centre has retained its attractive historic character. Cleobury Mortimer supports a reasonably high level of employment self-containment given its size, and although the number of workplaces is limited, there are a number of important employers. Manufacturing absorbs a higher than average proportion of the Cleobury Mortimer workforce, although the majority of employees work in the service sector. Housing tenures in the local joint committee area at the time of the 2001 Census were 77.0% owner occupied, 14.4% private rented and 8.6% social rented. Additional hydraulic capacity will be required at the Cleobury Mortimer Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.

Craven Arms

- 4.53 Craven Arms (population 2,300) is located on the A49 between Shrewsbury and Ludlow, with a railway station on the junction of the Cardiff - Crewe and Heart of Wales lines. It lies in the valley of the River Onny, on the edge of the Shropshire Hills Area of Outstanding Natural Beauty. The town has experienced growth in recent years, with significant developments near its centre and along the A49, and the provision of new services such as the Shropshire Hills Discovery Centre. The number of resident workers exceeds the number of available jobs. Most workplaces in Craven Arms are small in size, with the majority of the workforce being employed in the service sector. However, manufacturing and construction are both more important providers of employment in Craven Arms than in Shropshire at a whole. Housing tenures in the local joint committee area at the time of the 2001 Census were 67.8% owner occupied, 21.4% private rented and 10.8% social rented. Additional hydraulic capacity will be required at the Craven Arms Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.

Much Wenlock

- 4.54 Much Wenlock (population 2,200) is within easy driving distance of Shrewsbury, Bridgnorth, Ludlow and Telford. It is an historic market town lying in a narrow valley close to Wenlock Edge, and is known for being the birth place of the Modern Olympic Games. It is particularly noted for its medieval streets and fine historic buildings, and tourism is an important industry for the town. For a small settlement, Much Wenlock supports a relatively high number of service jobs, with the number of resident workers only just exceeding the number of jobs available. The town is subject to inward development pressure and to avoid becoming a commuting settlement, the priority is for local employment opportunities balanced with housing and infrastructure to meet local needs. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.4% owner occupied, 17.0% private rented and 12.6% social rented. Additional hydraulic capacity will be required at the Much Wenlock Wastewater Treatment Works during the plan period and a new discharge consent will also be required in order to ensure there is no deterioration of water quality under the Water Framework Directive, as outlined in the LDF Implementation Plan. This new discharge consent may take the Wastewater Treatment Works beyond conventional technology but would be required even without any further growth in this location. Any development proposals will therefore need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements. In addition, actions will be required as part of the River Basin Management Plan to tackle other contributing factors, such as diffuse pollution. Much Wenlock is also susceptible to flooding, particularly from surface water, with runoff from the surrounding area and an inadequate drainage system that cannot cope with the volume of water being a particular issue, which causes disruption to parts of the town during periods of heavy rainfall.

Bishop's Castle

- 4.55 Bishop's Castle (population 1,800) is a medieval settlement with a large number of historic buildings, located close to the Welsh border. Its remote location means that it is an important service centre both for its own residents and for its rural hinterland despite being one of the smallest of Shropshire's Market Towns. It is an important employment town, with the number of jobs it supports exceeding the number of resident workers and for a settlement of its size, employment self-containment is high. Housing tenures in the local joint committee area at the time of the 2001 Census were 70.7% owner occupied, 20.2% private rented and 9.1% social rented.

Pontesbury

- 4.56 Pontesbury (population 1,500) is an attractive small settlement in the Rea Valley approximately seven miles south west of Shrewsbury. The Shropshire Hills Area of Outstanding Natural Beauty lies just to its south. Pontesbury is not a main employment centre, and supports less than 500 jobs. Most people of working age who reside in Pontesbury commute out. Housing tenures in the local joint committee area at the time of the 2001 Census were 78.2% owner occupied, 17.0% private rented and 12.6% social rented.

Minsterley

- 4.57 Minsterley (population 1,400) lies within very close proximity to Pontesbury to its north, with Snailbeach and the Stiperstones to its south. For a settlement of its size, Minsterley is a relatively important centre of employment, primarily due to the presence of food producer St Ivel. Housing tenures in the local joint committee area at the time of the 2001 Census were 78.2% owner occupied, 17.0% private rented and 12.6% social rented. There is currently no hydraulic capacity at the Minsterley Wastewater Treatment Works. The timing and delivery of infrastructure investment and improvement therefore has implications for development in this location. Any development proposals will need to be discussed with the water company at the earliest opportunity to understand the constraints to development and infrastructure upgrade requirements.



Key Evidence

- 1 The Market Towns Programme Social and Economic Assessment (Shropshire Council 2009);
- 2 Shropshire Strategic Housing Land Availability Assessment (Shropshire Council 2009);
- 3 The Strategic Housing Market Assessment (Shropshire and Herefordshire Councils 2008);
- 4 Landscape Assessments (see Policy CS17);
- 5 Shropshire Water Cycle Study (Halcrow – 2009 and ongoing);
- 6 Shropshire Strategic Flood Risk Assessment Level 1 (Halcrow 2007);
- 7 The Regional Spatial Strategy for the West Midlands and associated evidence base (including the SQW reports into rural community sustainability 2008);
- 8 Local Economic Assessment Market Towns Profiles (Shropshire Council 2010);
- 9 Shropshire Local Transport Plan (Shropshire Council 2010 and ongoing);
- 10 Shropshire LDF Core Strategy – A5/A483 Oswestry Transport Evidence – Oswestry Transport Infrastructure Impact and Requirements Summary Report Shropshire Council October 2010).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- The preparation of the SAMDev DPD;
- The LDF Implementation Plan;

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

- Net additional dwellings in each Market Town and key centre (AMR Core Output Indicator H2abc);
- Amount of floorspace developed for employment by type in each Market Town and Key Centres (AMR Core Output Indicator BD1);
- Amount of retail, office and leisure development and percentage in town centres (AMR Core Output Indicator BD4ab);
- Affordable housing completions (social and intermediate) in each Market Town and key centre (AMR Core Output Indicator H5);
- Progress against programmes and projects identified in the Implementation Plan.



CS4 : Community Hubs and Community Clusters

In the rural area, communities will become more sustainable by:

- Focusing private and public investment in the rural area into Community Hubs and Community Clusters, and not allowing development outside these settlements unless it meets policy CS5;
- Allowing development in Community Hubs and Community Clusters that helps rebalance rural communities by providing facilities, economic development or housing for local needs, and is of a scale that is appropriate to the settlement;
- Ensuring that market housing development makes sufficient contribution to improving local sustainability through a suitable mix of housing that caters for local needs and by delivering community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. The priorities for community benefit will be identified in partnership with the community;
- Ensuring that all development in Community Hubs and Community Clusters is of a scale and design that is sympathetic to the character of the settlement and its environs, and satisfies policy CS6.

Community Hubs and Community Clusters are identified in the SAMDev DPD.

Explanation

- 4.58 Market forces have led to very high house prices in rural areas in relation to the local economy, and life styles that depend on services that are not provided locally. While planning cannot fully overcome market forces and personal behaviour, it can have a powerful effect. It can help protect the special character of Shropshire's rural settlements, and influence the type of development. It can seek to ensure that rural settlements do not stagnate and decline, but instead meet the needs of their communities, particularly the needs of younger households and those on lower local wages. It assists in improving the provision of services, facilities and infrastructure available in smaller settlements. These are important elements of the "rural rebalance" referred to in Policy CS1 Strategic Approach.
- 4.59 Enabling rural communities to become more sustainable and thrive as living and working communities requires investment from both public and private sources. Sensitively designed development that reflects the needs of the local community, and contributes towards much needed infrastructure and affordable homes for local people, has an important role to play in reinvigorating rural communities, and in reducing carbon emissions by maintaining local services and reducing the need to travel. Development that contributes to economic vitality includes development referred to in Policy CS13, including home-based enterprises.



- 4.60 Locally identified detail on what is of most community benefit in each Community Hub or Community Cluster will be community led as far as possible, within the frame work of the formal planning system. Community benefit includes:
- Affordable housing (PolicyCS11), which will normally be allocated to people who have a strong local connection;
 - ICT and transport (Policy CS7), including broadband infrastructure, provision for pedestrians and cyclists, bridleways and public footpaths, improved bus services, rail services where appropriate, safer roads;
 - Facilities, services and infrastructure (Policy CS8), including but not limited to, youth activities and meeting venues, libraries, health and social care facilities, education, police and emergency services, village halls and community centres;
 - Environmental networks (Policy CS17), including open space, accessible countryside and woodlands, areas of biodiversity, play areas, playing fields, sports pitches and recreational facilities;
 - Water and flood management (Policy CS18);
 - Waste recycling facilities (Policy CS19).
- 4.61 Each community's priorities for community benefit will be fed into the LDF Implementation Plan, through Parish Plans and local engagement exercises.
- 4.62 The majority of identified community needs will be in the settlement or cluster concerned, but there may be cases where they are met further afield, for example, where a community facility lies in the countryside between settlements, or is a facility that is shared with another settlement such as a primary school.
- 4.63 Smaller settlements generally have fewer facilities, services and infrastructure, and less choice of housing, than larger settlements. As they generally start from a lower base in sustainability terms, it takes greater effort to raise their sustainability. In recognition of this fact, development in Community Hubs and Community Clusters will generally have to work harder to improve sustainability. The detailed requirements for contributions will be contained either in the SAMDev DPD or in a Community Infrastructure Levy (CIL) Charging Schedule, within the framework provided by Policy CS9. Development proposals that do not make sufficient contribution to improving the sustainability of the community will be refused as unsustainable development.
- 4.64 Where a development is unviable at the level of contribution required, the local authority will use open book accounting (namely full financial disclosure of the development scheme with independent verification) to determine a financially viable contribution. This will assume that the price paid for land realistically reflected the requirements of Policy CS4. If the development, considered holistically and including its benefits to the local mix of housing, meeting local needs, and contribution to economic vitality, makes sufficient net contribution to the sustainability of the Community Hub or Community Cluster, then it may meet the requirements of Policy CS4 without fully meeting all the requirements of Policy CS9.

- 4.65 The approach in Policy CS4 supports the approach proposed towards Critical Rural Services in Phase Three of the Review of the West Midlands Regional Spatial Strategy. It reflects the need for an enterprising response to the challenges of climate change, and for new models of living based on greater local self-sufficiency and self reliance. Rather than abandoning settlements that have lost services as perpetually ‘unsustainable’, this approach seeks to improve the sustainability of rural settlements and their hinterlands, even those that start from a low base. Shropshire Council will work with communities, including delivery stakeholders and landowners that wish to achieve this vision.
- 4.66 Shropshire Council is adopting a “bottom up” approach, whereby it works with communities at the parish and village level in together undertaking an intelligent analysis of the nature of their local community and how their village functions, and how it can be improved. This is done through an interactive toolkit that starts with the Parish Plan or Village or Town Design Statement where available; secondly adds statistics compiled by Shropshire Council, such as Census data, to provide a quantitative basis for discussion; and thirdly engages with the local community in a Community Testing Event to arrive at an agreed view of how the community regards its current sustainability. This methodology will provide quality evidence to help the planning authority make robust decisions on the designation of Community Hubs and Community Clusters. Undertaking the assessment does not commit a community to seek Community Hub or Community Cluster status. The approach is detailed further in the SAMDev DPD.
- 4.67 A key consideration in identifying Community Hubs and Community Clusters is the views of the local community regarding whether they wish to put themselves forward for this status, whether singly or as a part of a networked group of settlements. The SAMDev DPD includes a schedule of settlements that are designated as Community Hubs and Community Clusters. In recognition of the fact that the needs of communities change over time, the approach will leave the door open for communities who may want to be considered as “Community Hubs” or “Community Clusters” at a later date, in response to their changing circumstances, potentially through more frequent partial reviews of the SAMDev DPD.
- 4.68 Community Clusters are comprised of two or more small settlements, where the combined settlements offer a range of services contributing to a sustainable community. Development will only be allowed within (and not between) settlements. For planning purposes, the countryside between the settlements is not part of the cluster.
- 4.69 Development in Community Hubs and Community Clusters will be within the village, or on land that has been specifically allocated for development. To prevent fragmented development, windfall development adjoining the village is not acceptable, unless it is an exception site for affordable housing or other development allowed under Policy CS5 Countryside and Green Belt.
- 4.70 Allocations of land for development adjoining Community Hubs and Community Clusters are made in the SAMDev DPD. Where it is appropriate, following a process of community engagement, provision could be made for identified Community Hubs and Villages within a Community Cluster to have defined development boundaries.

Key Evidence

- 1 Parish Plans;
- 2 The LDF Implementation Plan (Shropshire Council 2009);
- 3 The Draft Local Housing Market Assessment (updated annually) (Shropshire Council 2010);
- 4 Shropshire Rural Toolkit Stage 1 Evidence (Shropshire Council in progress 2009/10);
- 5 Analysis of development, demographic and economic trends over 1998-2008 for the rural area (Shropshire Council 2010);
- 6 The Regional Spatial Strategy for the West Midlands and associated evidence base (including the SQW reports into rural community sustainability 2008);
- 7 Circular 05/05: Planning Obligations, and the Community Infrastructure Levy Regulations (awaited);
- 8 Shropshire Viability Study (Fordham Research 2010);
- 9 State of the Region Thematic report: What Makes a Community Sustainable? (Wes Midlands Regional Observatory 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- The LDF Implementation Plan.

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

- Affordable housing completions (social and intermediate) in each hub and cluster (AMR Core Output Indicator H5);
- Net additional dwellings in each hub and cluster (AMR Core Output Indicator H2abc);
- Amount of retail, office and leisure development and percentage in town centres (AMR Core Output Indicator BD4abc);
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.



CS5 : Countryside and Green Belt

New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt.

Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

- Small-scale new economic development diversifying the rural economy, including farm diversification schemes;
- dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing / accommodation to meet a local need in accordance with national planning policies and Policies CS11 and CS12;
 - With regard to the above two types of development, applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements or be linked to other existing development and business activity where this is appropriate.
- Agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;
- The retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;
- The conversion or replacement of suitably located buildings for small scale economic development / employment generating use;
- Sustainable rural tourism and leisure and recreation proposals which require a countryside location, in accordance with Policies CS16 and CS17;
- Required community uses and infrastructure which cannot be accommodated within settlements;
- Conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside. Proposals for conversions will be considered with regard to the principles of PPS4, giving equal priority to the following uses:
 - small scale economic development/employment generating use, including live-work proposals and tourism uses;
 - affordable housing to meet local need (including agricultural workers dwellings);
 - other uses appropriate to a countryside location.



Open market residential conversions will only be considered where respect for the heritage asset (as also required by Policy CS17) and high standards of sustainability are achieved; a contribution to infrastructure requirements is made in accordance with Policy CS9; and, except where the buildings are listed, a financial contribution for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11. In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17.

Green Belt

Within the designated Green Belt in south-eastern Shropshire, there will be additional control of new development in line with government guidance in PPG2. Land within development boundaries in the settlements of Shifnal, Albrighton, Alveley, Beckbury, Claverley, and Worfield, and at the Alveley and Stanmore Industrial Estates is excluded from the Green Belt. In addition to appropriate development in these areas, limited infilling will be permitted in any other Community Hubs and Community Clusters listed in the SAMDev DPD, subject to the requirements of Policies CS4, CS6 and CS11. Also, limited local needs affordable housing on exceptions sites which accords with the requirements of Policy CS11 will be permitted in the Green Belt. Areas of safeguarded land are reserved for potential future development at Albrighton and Shifnal, while the military base and Royal Air Force Museum at Cosford is recognised as a major existing developed site within the Green Belt where limited defence related development will be permitted. The Green Belt boundary and all relevant policy areas are identified on the Proposals Map for the SAMDev DPD, which sets out the detailed approach to development in the Green Belt and any new site allocations required within the safeguarded land.

Explanation

- 4.71 The emphasis of this policy is on sustainability and rural rebalance, supporting Policy CS1 Strategic Approach, linking with the Sustainable Community Strategy vision for ‘Our Communities’ and the Regional Spatial Strategy objectives for rural renaissance, and following the principles of national planning policy, particularly PPS4 and PPS7. The policy seeks to enhance the broader social and economic well-being of rural communities, facilitating development that supports appropriate land and resource based uses and economic diversification and that provides for local needs, including affordable housing, community facilities and infrastructure. It provides recognition that the countryside is a ‘living-working’ environment which requires support to maintain or enhance sustainability, together with the ability to adapt to the changing needs and circumstances.
- 4.72 However, whilst this policy seeks to facilitate a wide range of beneficial rural development, the operation of this policy, in conjunction with Policy CS6 and more detailed policies in the SAMDev DPD, recognises the need to consider the scale and design of proposals, where development is most appropriately sited, environmental and other impacts. There will be a significant emphasis on achieving quality and sustainability of design, particularly locally appropriate design and use of materials. Thus, proposals which would result in isolated, sporadic, out of scale, badly designed or otherwise unacceptable development, or which may either individually or cumulatively erode the character of the countryside, will not be acceptable. Whilst these considerations will apply generally, there will be areas where development will need to pay particular regard to landscape character, biodiversity or other environmental considerations including in the Shropshire Hills Area of Outstanding Natural Beauty.

- 4.73 These considerations also apply to conversions of existing buildings. Having regard to PPS4, proposals for conversions in the open countryside will be required to demonstrate that the uses are appropriate for, and take account of, the character of both the buildings themselves and their wider landscape setting (as required by Policy CS6), with uses which support the aims of rural rebalance prioritised. For conversions to open market housing to contribute to this rebalance, it will be necessary for the schemes to make contributions to meeting infrastructure requirements and affordable housing provision in the locality, as set out in Policies CS9 and CS11 respectively. High standards of sustainable design and construction will also be required in order to mitigate the impact of development and maximise resource efficiency in such rural locations.
- 4.74 Whilst the Core Strategy aims to provide general support for the land based sector, larger scale agricultural/horticultural/forestry/mineral related development, including livestock production units, poultry units, greenhouses/poly tunnels and mineral extraction, can have significant impacts and will not be appropriate in all rural locations.

Green Belt

- 4.75 The designated Green Belt in the south eastern part of Shropshire (which forms part of the larger expanse of the West Midlands Green Belt) is shown on the key diagram, with the Green Belt boundary, inset maps for areas excluded from the Green Belt and areas of 'safeguarded land' at Albrighton and Shifnal, identified on the Proposals Map for the SAMDev DPD. Within the Green Belt, there are further restrictions on development in addition to the general policies controlling development in the countryside. There is a general presumption against inappropriate development, particularly development which impacts on the openness of the Green Belt, and this will limit the ability to support proposals which are not identified as acceptable development types in PPG2. Very special circumstances are required to justify otherwise inappropriate development which would harm the Green Belt.
- 4.76 However, as set out in PPG2, limited infilling may be permitted in settlements which have inset maps or are listed in the Development Plan, while limited affordable housing for local community needs in accordance with PPS3 may also be permitted (see Policy CS11). The SAMDev DPD will set out further guidance on the policy approach to development in the Green Belt.
- 4.77 Once defined in a development plan, Green Belt boundaries are expected to remain in position for a long time, and no changes have been proposed to the boundaries identified in Bridgnorth District Local Plan 1996-2011. The Local Plan also identifies development boundaries for a number of settlements and other locations within the Green Belt, and 'safeguarded land' at Albrighton and Shifnal. The safeguarded land makes long term provision for the future expansion of these settlements whilst retaining the normal strict controls over development until land is released, if required, by allocation in the SAMDev DPD. Any changes required to development boundaries in the future will be determined through the preparation and subsequent reviews of this DPD.

Key Evidence

- 1 Bridgnorth Local Plan 1996-2011 (Bridgnorth District Council 2006);
- 2 The Strategic Housing Market Assessment (Shropshire and Herefordshire Councils 2008);
- 3 Shropshire Affordable Housing Site Viability Study (Fordham Research 2009);
- 4 Shropshire Landscape Sensitivity and Capacity Studies (Bridgnorth District Council 2008, Shrewsbury & Atcham Borough Council 2006, Oswestry Borough Council 2008, North Shropshire District Council 2008, South Shropshire District Council 2008);
- 5 Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
- 6 Shropshire Historic Landscape Character Assessment (Shropshire County Council 2004);
- 7 Shropshire Hills AONB Management Plan 2009 – 2014 - Shropshire Hills AONB Partnership (May 2009);
- 8 Analysis of demographic, development and economic trends over 1998-2008 for the rural area (Shropshire Council 2010).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Type & Affordability of Housing SPD;
- Work with organisations, other Council services and local communities to identify requirements for and to facilitate appropriate community infrastructure provision;
- Preparation of further guidance on farm diversification and traditional farmsteads to promote the positive management of change to historic rural buildings, including historic farmsteads.

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

- Affordable housing completions (social and intermediate) in rural areas (AMR Core Output Indicator H5);
- Percentage of new and converted dwellings in rural areas on previously developed land (AMR Core Output Indicator H3);
- Number of barn conversions in rural areas;
- Amount of floorspace developed for employment by type in rural areas (AMR Core Output Indicator BD1);
- Number of permissions falling within the Green Belt.



CS6 : Sustainable Design and Development Principles

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

- Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;
- Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;
- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.
- Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;
- Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;
- Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.

Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.



Explanation

- 4.78 To mitigate climate change through sustainable construction, all proposals, including changes to the existing building stock, will be required to complete a sustainability checklist to accompany planning applications. Developed as part of a Sustainable Design SPD this will require proposals to demonstrate that appropriate sustainable design measures have been incorporated to minimise natural resource consumption such as renewable energy and low carbon technology, grey water harvesting and the provision of storage facilities for waste recycling. Development will be required to meet the minimum standards within the checklist, which are applicable to the type and scale of development proposed. Minimum sustainability standards will be consistent with those set out in nationally described sustainable building standards, and for water use, evidence base standards required by Policy CS18. Innovative design of new developments will be encouraged. Impacts on development viability are addressed under Policies CS9 and CS11. Following adoption of the Sustainable Design SPD, any application failing to contain a completed checklist will not be validated.
- 4.79 It is crucial that all new developments are designed in order to adapt to the effects of climate change, so that they remain safe throughout their lifetime despite changing conditions. Consideration should therefore be given to appropriate siting, orientation, landscaping and design of development, to account for flood levels, surface water run off, dispersal or migration routes for wildlife, passive heating, natural shade and cooling and maximising energy efficiency. All proposals are expected to be designed to reduce opportunities for criminal activity and anti social behaviour, and pay regard to Secured by Design.
- 4.80 Sustainable design also reflects peoples changing needs over time and requires the consideration of different needs within the local community. Development should take into account changing needs over the lifetime of the development, incorporating specific accessibility and design features, such as Homes for Life and Lifetime Home Standards to ensure the needs of Shropshire's ageing and disabled population are addressed, as outlined in Policy CS11.
- 4.81 The quality and local distinctiveness of Shropshire's townscapes and landscapes are important assets. They have a direct impact on quality of life and are an important influence on the local economy in terms of attracting investment and boosting Shropshire's image as a tourist destination. The Council will ensure new development complements and relates to its surroundings, not only in terms of how it looks, but the way it functions, to maintain and enhance the quality of Shropshire's environment as an attractive, safe, accessible and sustainable place in which to live and work. Regard should be paid to urban characterisation and historic environment assessments.
- 4.82 There are a substantial number of heritage assets in Shropshire, which are of significance because of their historic, archaeological, architectural or artistic interest. Such assets require careful consideration and management in accordance with national guidance where change is proposed.

- 4.83 Trees and woodlands are important landscape, wildlife and cultural assets and there are approximately 900 Tree Preservation Orders covering all sizes of woodlands and many individual trees in Shropshire. In addition, designated or important wildlife sites or species are often found within or around urban areas as well as in the wider countryside. Development should be sensitive to these valued features and make a positive contribution to the overall appearance and environmental quality of the area through the use of appropriate good quality locally sourced materials; the support and encouragement of traditional skills; the protection and enhancement of heritage assets and the protection of important buildings, trees and environmental networks. Particular regard should be paid to Village and Town Design Statements and Conservation Area Appraisals.
- 4.84 Open spaces can provide a number of functions such as formal and informal recreation or amenity space, they can also have a number of benefits; for example allotments which can improve health and well being, combat obesity and increase opportunities for social inclusion. They also provide a function for food security, reducing air miles, helping to combat climate change and providing habitats for wildlife.
- 4.85 New developments can make a positive contribution to the level of open spaces in our towns and villages and the connecting links between open spaces. Standards for the provision of open space are set out in the Shropshire Open Space, Sport and Recreation study and new development will be expected to achieve at least a minimum level of this standard, but exploring opportunities for additional provision where appropriate and making provision for future maintenance. Where it can be shown that on-site provision is not appropriate the developer will be expected to make a contribution to provision off-site. Further details of the contributions required are set out under Policy CS9. All new developments will be required to make provision for footpaths and cyclepaths which should be, where possible linked to the existing network of cyclepaths and footpaths.
- 4.86 High quality design will be expected in all new developments to ensure that the development is appropriate to its setting and surroundings and to ensure that local character is reflected. Appropriate landscaping and tree planting will form an integral part of any proposal to ensure that development is better assimilated into its surroundings. Developments should also include room for appropriate vehicular access (including for waste and emergency vehicles), suitable provision of car and cycle parking as well as footpaths and cyclepaths (where appropriate) and linked where possible, to the existing network.
- 4.87 The Spatial Strategy of concentrating development in Shrewsbury, the Market Towns and key settlements and the allocation of sites for development in the SAMDev DPD will have regard to the quality of soil, water and air, including particularly the designated Air Quality Management Areas within Shropshire.

Key Evidence

- 1 PPG17, Open Space Sport and Recreation Study - PMP (2009);
- 2 Shropshire Historic Environment Record (ongoing);
- 3 Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
- 4 Shropshire Historic Landscape Character Assessment (Shropshire County Council 2004);
- 5 Shropshire Landscape Sensitivity and Capacity Studies (Bridgnorth District Council 2008, Shrewsbury & Atcham Borough Council 2006, Oswestry Borough Council 2008, North Shropshire District Council 2008, South Shropshire District Council 2008);
- 6 Shropshire Historic Farmsteads Characterisation Project – (Shropshire Council, 2010);
- 7 Shrewsbury & Atcham Borough Council Green Infrastructure Strategy (TEP 2008);
- 8 Shropshire Hills AONB Management Plan 2009 – 2014 (Shropshire Hills AONB Partnership 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- Preparation of a Sustainable Design SPD;
- Preparation of a Natural Environment SPD;
- Preparation of an Historic Environment SPD;
- Design and Access Statements to support planning applications;
- Preparation of the SAMDev DPD;
- The development management process;
- Promote and encourage communities to undertake Town and Village Design Statements;
- The LDF Implementation Plan.

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

- Number of new village and town design statements completed;
- Number of developments meeting minimum, good and best performance ratings in the Sustainability Checklist, by category;
- Amount of recreational/open space in new developments;
- Renewable energy capacity installed by type (AMR Core Output Indicator E3);
- Number of applications refused on Policy CS6 grounds.



CS7 : Communications and Transport

A sustainable pattern of development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services. These need to provide a range of opportunities for communication and transport which meet social, economic and environmental objectives by improving accessibility, managing the need to travel, offering options for different travel needs and reducing the impacts of transport. This will be achieved by:

- Promoting greater awareness of travel behaviour to encourage more informed choices about communication, the need to travel and alternative travel options;
- Promoting the use of information and communication technologies (ICT) to reduce the impacts of individual travel decisions at work, at home and for leisure;
- Facilitating enterprise and improved access to services and information using ICT/broadband technologies especially by managing the development of fixed and mobile ICT infrastructure and enabling local access to ICT facilities;
- Protecting and enhancing strategic and local cycling, footpath, bridleway and canal networks as local transport routes and for recreation and leisure use;
- Enabling the provision of accessible, affordable and demand responsive passenger transport services including bus, Park & Ride, rail, coach, taxi, community transport services and car sharing initiatives;
- Promoting rail related developments to support the sub-regional role of Shrewsbury and the role of Market Towns and other rail linked centres and increasing choice of destinations and service frequency and travel times. This will require rail infrastructure and service improvements especially along the A5/M54 rail corridor including the possible development of a Parkway Station for Shrewsbury;
- Promoting and enabling improvements to the strategic and local highway network including improvements to the A5 Shrewsbury and Oswestry bypasses and promotion of the Shrewsbury North West Relief Road;
- Facilitating freight movements through the County road and rail networks especially along the A5 and the A49 and to encourage greater freight movements by rail.



Explanation

- 4.88 Sustainable economic growth which supports vibrant communities living within a sustainable pattern of development is affected not only by decisions on the location of investment and development but also by good communication infrastructure and services and by the range of accessible and affordable opportunities for travel and transport.
- 4.89 These objectives are currently being promoted through the Local Transport Plan (2006 – 2011). The Core Strategy will deliver these policy requirements principally through the LDF Implementation plan and the next generation of Local Transport Plans which will continue to develop and implement the communication and transport strategy for Shropshire for the period from 2011 to 2016. It will be essential to support the transport needs of the national, regional and local economy to serve a rapidly changing society affected by increasing future economic uncertainty. It will also be important to provide integrated transport infrastructure and services to meet local needs whilst minimising the impacts of transport and traffic on communities and the environment. This will primarily be achieved by influencing the location of development that generates significant volumes of traffic and will emphasise the importance of transport assessments in the development management process. These assessments will help to evaluate the suitability of the location of proposed developments in relation to their transport demands.
- 4.90 Key to the process of managing change is the need to influence travel behaviour both in the workplace through a commitment to travel planning, car sharing and flexible / home working and also through choices in our daily lives by offering a range of safe, convenient and attractive travel options using well designed and effective transport networks.
- 4.91 A key element is also to facilitate, where possible, ICT/ broadband technologies which remove the need to travel and to facilitate local access to these technologies. It is also important to manage the development of the infrastructure required to support ICT/ broadband technologies without adversely affecting the important natural and historic environment within Shropshire.
- 4.92 A flexible approach to the emergence and uptake of new technologies may also be required where these offer attractive and affordable communication or transport solutions. It will be necessary to facilitate such changes where new technologies have significant or even disruptive impacts rendering existing technologies obsolete.
- 4.93 To effectively influence the individual's choice about their mode of travel a range of options must be available which provide accessible, attractive, safe and reliable alternative options. The corollary effect will be to manage the growth in traffic, to reduce the adverse impacts on our towns especially through the emission of air pollutants and to reduce the contribution to global warming.

- 4.94 In Shropshire, local travel options will be promoted through the cycle, footpath, bridleway and canal networks including the National Cycle Network routes especially within key settlements. It is important to protect and enhance these strategic and local networks which provide important routeways through Shropshire. These routeways also contribute to the natural and historic environment of Shropshire and its key settlements and provide alternative modes of travel for local communities as well as providing important tourism and leisure opportunities. It is important to recognise that the quality of opportunities for walking and cycling will encourage physical activity and this would help to improve the health and quality of life of individuals within local communities.
- 4.95 The range of travel options will also include a broad range of passenger transport services. These meet travel needs as an alternative to private transport and can help to tackle rural isolation and assist groups with accessibility issues especially through community transport schemes (including Dial a Ride and link bus services) and car sharing initiatives.
- 4.96 Passenger transport services also reduce the impacts of individual travel choices by relieving congestion, improving air quality and reducing other traffic impacts. These services need to be supported by improvements to the networks including the establishment of a core bus network with bus priority measures in Shrewsbury and other key settlements. It will also be important to seek sustainable fiscal measures through the Local Transport Plan especially to support less accessible rural and urban communities. In addition, the extension of community transport options, the development of the Park & Ride network and local improvements to the network of rural rail stations are also needed.
- 4.97 Further Improvements to the destinations, frequency and travel times of rail services in Shropshire is expected to further improve demand for rail passenger services including links to London, Manchester, Crewe, Chester, Cardiff and Aberystwyth.
- 4.98 This objective recognises the importance of the A5/M54 rail corridor link to Telford, Wolverhampton and Birmingham International which will be a key location for investment as the principal link into the national rail network. This line would benefit from further service improvements including increased line speeds potentially through the electrification of the route along with the possible development of a Parkway Station with strategic Park & Ride service to Shrewsbury to encourage rail usage and manage user demand at Shrewsbury Station, subject to assessment of overall impacts.
- 4.99 This objective also recognises that Shrewsbury is the key hub for rail services to the North- West region and also for Welsh rail routes along the Cambrian Line (Central Wales), the Heart of Wales Line (South West) and the Marches Line (between North and South Wales). Shropshire recognises the proposals for further investment in rail management and services improvements identified in the Wales Rail Planning Assessment. It is recognised that investments along these lines will bring consequent improvements to rail services from Shrewsbury.

- 4.100 Shropshire and its Key Centres require good accessibility for goods and services to promote investment in the local economy and to address issues affecting its future growth and prosperity. This will require further improvements to the strategic and local highway network to manage transport demands and to support sustainable economic growth.
- 4.101 Highway improvements will include the further development of key by-passes and improvements on key road routes through Shropshire. These will include investment for the A49, serving the Rural Regeneration Zone and for the A5, especially on the Shrewsbury and Oswestry by-passes requiring highway improvements along the route and junction improvements on accesses to the towns in partnership with the Highways Agency. Shropshire also recognises Transport Wales' proposed cross boundary investment to improve the A458 from Buttington at Welshpool to Wollaston Cross on the Shropshire border in the Welsh Trunk Road Forward Programme. The sub-regional role of Shrewsbury will also be enhanced through the promotion of the North West Relief Road as the final stage of the Shrewsbury bypasses.
- 4.102 Shropshire recognises its role within the West Midlands in accommodating freight movements through the region especially along the A49 and A5 to facilitate national and European freight movements especially from southern and eastern sea-ports into Wales and Ireland. Improvements to freight movements will be facilitated where possible and measures to increase the transfer of freight from road to rail will be supported to reduce the impacts of road freight movements within the County. This would be facilitated by the geography of the rail network and Shrewsbury's historical situation in the national rail system which provide opportunities to encourage greater freight movements by rail especially for mineral and waste operations.

Key Evidence

- 1 Local Transport Plan for Shropshire 2006 - 2011 (Shropshire Council 2006);
- 2 NICE Public Health Guidance – promoting and creating built or natural environments that encourage and support physical activity (NICE 2008);
- 3 Broadband in Shropshire – Business Survey Results (Shropshire Council November 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- Local Transport Plan 2011 – 2016 and related action plans;
- LTP Implementation Plan;
- Preparation of the SAMDev DPD;
- The development management process;
- The LDF Implementation Plan.

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

- Local Transport Plan (LTP) performance indicators;
- Progress against programmes and projects identified in the Implementation Plan.

CS8 : Facilities, Services and Infrastructure Provision

The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by:

- Protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors;
- Preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire;
- Facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, as outlined in the LDF Implementation Plan whether arising from new developments or existing community need, in locations that are appropriate and accessible;
- Positively encouraging infrastructure, where this has no significant adverse impact on recognised environmental assets, that mitigates and adapts to climate change, including decentralised, low carbon and renewable energy generation, and working closely with network providers to ensure provision of necessary energy distribution networks.

Explanation

- 4.103 As a predominantly rural area, Shropshire is familiar with threats of closure to, and loss of, its post offices, schools, pubs, village shops and phone boxes, to name but a few. We recognise that facilities, services and infrastructure have a direct effect on the quality of life of Shropshire's residents. This is reflected in the Shropshire Sustainable Community Strategy and throughout the Core Strategy's approach.
- 4.104 The above strategies also place an emphasis on promoting a low carbon Shropshire. The coal fired power station at Ironbridge is expected to come to the end of its life by 2016. National energy policy emphasises the need to maintain energy supplies in Shropshire and the wider region in the interests of energy security. The redevelopment of the Ironbridge power station site may provide opportunities for renewable energy generation as part of a mixed use scheme, and will be considered in the light of Policy CS8.
- 4.105 A high proportion of Shropshire properties do not have access to mains heating fuels, which leaves them vulnerable to increases in fuel costs and exacerbates fuel poverty. A positive approach to alternative energy sources using decentralised, renewable or low carbon technologies recognises that this is a problem that particularly affects rural Shropshire, but is also an issue that Shropshire has the natural resources to help address and should do so wherever possible.
- 4.106 The policy adopts a proactive approach towards new facilities, services and infrastructure, as well seeking to defend the loss of existing provision. We recognise that alternative delivery methods are being developed, and that facilities and services are constantly adapting to changing expectations and technologies. Innovative methods of delivery will be supported. A rolling programme of improvement of facilities and services by many partners is reflected in the Implementation Plan, which is updated regularly.

- 4.107 Facilities, services and infrastructure include schools, pubs, village shops, post offices, village halls, community centres, cultural and youth facilities, police and emergency services, health care, highways, pedestrian and cycling facilities, public transport and environmental infrastructure such as open space and green infrastructure, sport and recreational provision, decentralised renewable or low carbon energy installations, waste management, utilities, surface water drainage and flood alleviation. Policies CS17 and CS18 should be read in relation to green infrastructure and water-related infrastructure, and Policy CS7 in relation to transport infrastructure. Affordable housing is included in the national definition of “infrastructure”, and is referred to in more detail in policies CS9 and CS11. Further policy guidance on infrastructure, including criteria for large scale renewable energy generation and distribution, will be provided in the SAMDev DPD.
- 4.108 Delivery of Policy CS8 will be reflected in the LDF Implementation Plan. The design of development (Policy CS6) developer contributions (Policy CS9) and the CIL Charging Schedule will ensure that new development helps achieve Policy CS8. For example, Policy CS6 requires new development to contribute to meeting local standards for open space, sport and recreational facilities, and to utilise renewable energy generation where possible.
- 4.109 In identifying needs, particular attention will be given to addressing areas with current disadvantage or deprivation. The needs of the elderly, the young and vulnerable groups will be prioritised in accordance with the Shropshire Sustainable Community Strategy.

Key Evidence

- 1 The LDF Implementation Plan, which sets out identified infrastructure needs. It is updated regularly;
- 2 Shropshire PPG17, Open Space Sport and Recreation Study (PMP 2009);
- 3 Shrewsbury Green Infrastructure Strategy (TEP 2008);
- 4 Asset Management Plans and Business Plans of utility companies (see LDF Implementation Plan);
- 5 Shropshire Schools Planning;
- 6 Shropshire Sustainable Community Strategy evidence base (Shropshire Council 2008);
- 7 The Indoor Sports Facilities Strategy (Draft Shropshire Council 2010);
- 8 Playing Pitch Strategy (Draft Shropshire Council 2010).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The direct provision of facilities and services by the Council and its public and private sector partners, reflected in the LDF Implementation Plan;
- The development management process;
- Utilising developer contributions to provide enhancements to facilities and services;
- Preparation of the SAMDev DPD;
- Liaison with Parish Councils and reference to Parish Plans to identify community infrastructure requirements and help establish local connections;
- Work with organisations and other council services to identify requirements for and to facilitate appropriate community infrastructure development.

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

- Overall / general satisfaction with the local area (National Indicator 5)
- Renewable Energy Capacity Installed by Type (AMR Core Output Indicator E3);
- Facilities lost by settlement (as and when information is available);
- Progress against programmes and projects identified in the Implementation Plan.

CS9 : Infrastructure Contributions

Development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location, in the following order of priority:

- 1 Critical infrastructure that is necessary to ensure adequate provision of essential utilities, facilities, water management and safe access for the development including that identified in the LDF Implementation Plan;
- 2 Priority infrastructure, as identified in the LDF Implementation Plan, including contributions from residential developments towards affordable housing as required to meet Policy CS11 Type and Affordability of Housing;
- 3 Key infrastructure as identified in the LDF Implementation Plan.

Explanation

- 4.110 It is fair that the burden of new infrastructure is shared by all development, in proportion to its scale. This is particularly important in a rural area such as Shropshire, where a high proportion of development is individually of a small scale but collectively has a significant impact on infrastructure. For example, over the period 1998-2008 around 60% of new dwellings were on sites of less than 5 dwellings, and made negligible contribution to infrastructure. By requiring all development to contribute, the cumulative impact of many small and medium sized developments will be better matched by infrastructure provision than has been the case in the past.
- 4.111 There will be geographical variation in the level of contributions sought, in reflection of both economic viability and the fact that some places have a higher level of requirement than others if they are to be sustainable places. For example, development in Community Hubs and Community Clusters and in the countryside may have to work harder, through greater developer contributions, to ensure that its net effect on sustainability is positive.
- 4.112 The policy refers to development that involves the creation of new dwellings or employment premises. "Development" in this context includes change of use / conversions and subdivisions. It does not apply to householder applications, listed building and conservation area applications, extensions of existing dwellings or existing employment premises (unless the extension is then subdivided into separate units), except to meet their own critical infrastructure requirements and to comply with Policy CS6 Sustainable Design and Development Principles.



- 4.113 Critical infrastructure refers to water, electricity, access, transport facilities and other essentials without which the development simply would not take place. On-site works and the design of the development will often be sufficient to ensure adequate provision, but on occasion it may be necessary for developers to contribute to off-site works either directly or through pooled financial contributions. The standard of provision required in relation to water management is set out in Policy CS18 Sustainable Water Management. Safe access refers not only to vehicular access and adequate sightlines, but also access to the building by pedestrians and cyclists where relevant. It does not include access within the building, which is the subject of building regulations rather than development management. The definition of “essential” utilities is likely to change over time, reflecting for example the changing importance of digital networks, renewable energy, sustainable urban drainage (SUDS) and other essentials for the normal operation of business or family life.
- 4.114 After critical infrastructure, the priority for infrastructure contributions from development includes the delivery of affordable housing, reflecting the Shropshire Sustainable Community Strategy and the requirements of Core Strategy Policy CS11. Other priorities are identified in the LDF Implementation Plan, which details the partnership approach towards delivery of new infrastructure. The LDF Implementation Plan is updated regularly, and provides the mechanism by which infrastructure requirements and their relative priority are identified by Shropshire Council in association with local communities and delivery partners.
- 4.115 Key infrastructure requirements are also detailed in the LDF Implementation Plan. Identified infrastructure will help deliver Policies CS2, CS3, CS4, CS5, CS6, CS7, CS8, CS10, CS14, CS15, CS17, CS18 and CS19, for example through the provision of transport infrastructure, public open space and sports facilities, etc.
- 4.116 The appropriate level of contributions for infrastructure other than affordable housing will be set either in the SAMDev DPD, or in a Community Infrastructure Levy (CIL) Charging Schedule, at a level that is economically viable for the majority of development. Dynamic viability analysis will be used to ensure that viability is reassessed regularly, and reflects changes to market prices, costs of construction and alternative land use values over time. The Government is due to publish final Regulations regarding the operation of CIL shortly, which will inform the decision of whether to charge a Community Infrastructure Levy in Shropshire, or whether to rely on other methods of obtaining contributions from developers, such as section 106 planning agreements. This will be one of the key decisions to be made in the process of preparing the SAMDev DPD.
- 4.117 Contributions will be secured through a variety of ways, including by planning conditions, section 106 legal agreements, and the Community Infrastructure Levy. Where appropriate, contributions from a number of developments may be pooled to address a cumulative impact.

Key Evidence

- 1 The LDF Implementation Plan;
- 2 Parish Plans, Village Design Statements and other locally identified infrastructure aspirations, are reflected in the LDF Implementation Plan;
- 3 Affordable Housing Viability Study (Fordham Research April and July 2010);
- 4 Annual Monitoring Reports and analysis of development trends (Shropshire Council 2009);
- 5 Indoor Sports Facilities Strategy (Draft Shropshire Council 2010);
- 6 Playing Pitch Strategy (Draft Shropshire Council 2010).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- Preparation of the SAMDev DPD;
- The development management process;
- Partnership working with infrastructure providers;
- Developer contributions on-site and by commuted sums through section 106 legal agreements and, possibly, through the Community Infrastructure Levy.

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

- Progress against programmes and projects identified within the Implementation Plan, including developer contributions.



5 // Meeting Housing Needs

- 5.1 Meeting housing needs, particularly needs for affordable housing, is a strategic objective and a major element of Priority 1 of the Sustainable Community Strategy. Delivery of the new housing development in the quantity and form necessary is fundamental to the sustainable communities policies of the Core Strategy. Key drivers for these policies are the demographic trends at work in Shropshire, the evidence of need for affordable housing set out in the sub-regional and local housing market assessments, the strategic housing requirements for Shropshire in the Regional Spatial Strategy, and the needs of individual towns and villages for additional housing of a range of costs and tenures as part of their development as communities and more sustainable places.
- 5.2 The Spatial Portrait set out in Section 2 draws on the joint evidence base for the Sustainable Community Strategy and the LDF and the West Housing Market Area Assessment, which highlight the demographic trends, housing needs and housing stock issues to be addressed, including the implications of an ageing population, and needs for affordable and specialist housing.
- 5.3 This chapter contains three policies relating specifically to housing, which complement the broader policies of the Sustainable Communities chapter:

CS10 Managed Release of Housing Land

CS11 Type and Affordability of Housing

CS12 Gypsy and Traveller Provision

CS10 : Managed Release of Housing Land

The availability of housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. New housing sites identified in the Site Allocations and Management of Development (SAMDev) DPD will be released for development having regard to:

- The need to maintain a 5 year supply of housing land;
- The delivery of the levels of development required in each spatial zone including the SUEs at Shrewsbury West, Shrewsbury South, and Oswestry;
- Priority for the re-use and development of brownfield sites on suitable sites in sustainable locations, while considering the need to retain local employment and sites of historic or ecological value, with the aim of achieving 60% of overall development on brownfield land;
- The contribution that will be made towards improved infrastructure provision, including affordable housing.



Explanation

5.4 The five year supply of housing land will be assessed against the total Plan target of 27,500 new homes. The purpose of the policy is to guide phased allocations in the SAMDev DPD and will not impact on assessment of five year supply in accordance with PPS3. With the exception of Shrewsbury, Policy CS1 provides for similar overall rates of housing development to those experienced in Shropshire over the past 10 years, but development will be redistributed in order to promote the sustainable rural communities envisaged in the Spatial Vision. Shrewsbury will see higher levels of growth than in previous years, reflecting its status in the Regional Spatial Strategy as a Settlement of Significant Development and as Shropshire’s Growth Point.

5.5 Policy CS10 sets out phasing measures in order to enable the managed release of housing land to meet targets in Policy CS1. Development will be phased in five year time bands as follows:

- 2006/2011 – 1190 dwellings per annum**
- 2011/2016 – 1390 dwellings per annum**
- 2016/2021 – 1390 dwellings per annum**
- 2021/2026 – 1530 dwellings per annum**

Phasing is based on anticipated housing trajectories as set out in the Implementation Plan and reflects timing constraints due to the need for infrastructure to be put in place. Phasing will be subject to review, linked to monitoring through the Strategic Housing Land Availability Assessment (SHLAA) and the Five Year Housing Land Supply Statement.

5.6 Despite the downturn in the housing market since 2007, it is anticipated that Shropshire will achieve more rapid delivery than is envisaged at a regional level.

5.7 The Regional Spatial Strategy proposes indicative annual average targets for Shropshire for 5 year periods as follows:

	2006/11	2011/16	2016/21	2021/26	2006/26
Annual average	810	1,210	1,655	1,825	1,375

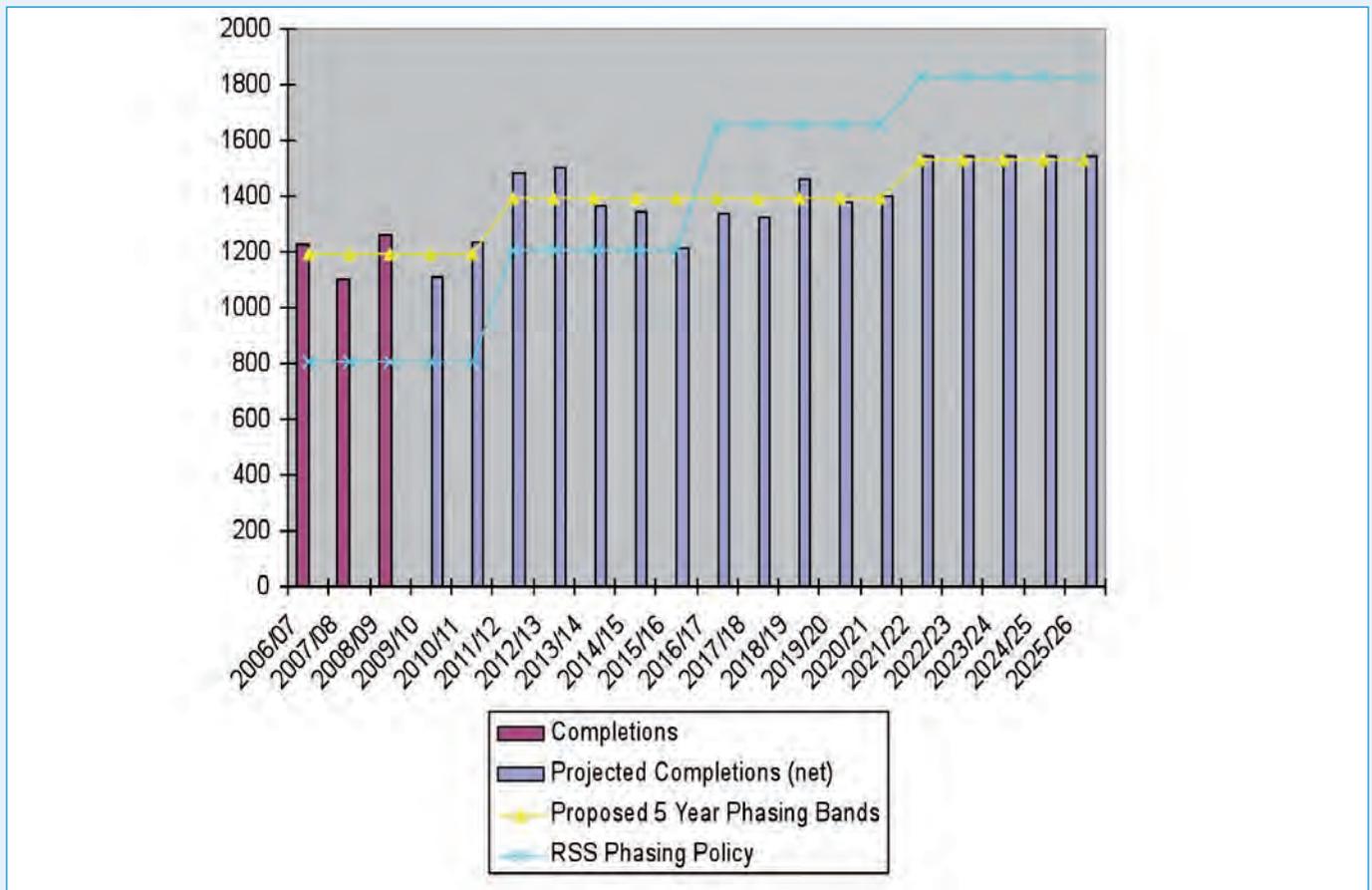
5.8 It anticipates that the majority of housing delivery will come forward in the later years of the plan period, with lower delivery rates up until 2016.

5.9 However, in Shropshire, completions that have taken place since 2006, together with the level of current committed planning permissions, allocated sites carried forward from the adopted Local Plans and sites identified as suitable for development in the SHLAA, suggest a more optimistic pattern of delivery in the first half of the plan period. Shropshire’s Five Year Land Supply Statement for 2009 indicates that there is in excess of 6.6 years supply of deliverable housing land.



- 5.10 There will be a need to identify further housing land in order to meet housing requirements after 2016. These sites will be identified in the SAMDev DPD with, where appropriate, phasing requirements for individual sites. Sustainability criteria will be key in the allocation, phasing and release of sites. The SHLAA includes sites within settlements which have been accepted as potentially suitable for development, subject to planning permission, as well as broad locations with capacity for development for consideration through the LDF processes. These sites provide a pool from which suitable sites can be identified and released where required, both through the SAMDev DPD and, for sites within settlements, the consideration of windfall applications. Some sites may be linked to particular infrastructure provision requirements which will determine the timing of release.
- 5.11 The development of brownfield sites is prioritised where available and deliverable in sustainable locations. The policy includes an overall target of 60% of development on previously developed sites. However, some development of greenfield sites will be necessary if the housing requirement is to be met, including sustainable urban extensions in Shrewsbury and Oswestry, linked to the provision of infrastructure, and other greenfield housing land releases within and adjoining Shrewsbury, the Market Towns and other Key Centres, and some Community Hubs and Clusters. Further information on the phased release of land in Shrewsbury is given in Policy paragraphs 4.17 and 4.18 under CS2.
- 5.12 Set out below is a chart showing the expected housing trajectory for Shropshire over the plan period:

Figure 8: Housing Trajectory



Key Evidence

- 1 West Midlands Regional Spatial Strategy (Phase II Revision) (WMRA 2007-2009);
- 2 Shropshire 5 Year Housing Land Supply Statement (Shropshire Council 2009);
- 3 Shropshire Strategic Housing Land Availability Assessment (Shropshire Council 2009);
- 4 Shropshire Annual Monitoring Reports and analysis of development trends (Shropshire Council 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD.

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

- Net additional dwellings in Shrewsbury, Market Towns and Rural Areas (AMR Core Output Indicator H2abc);
- Percentage of new and converted dwellings on previously developed land (AMR Core Output Indicator H3);
- Annual Statements of Five Year Land Supply;
- Annual SHLAA updates.

CS11 : Type and Affordability of Housing

To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by:

- Seeking housing developments which help to balance the size, type and tenure of the local housing stock;
- Seeking to achieve an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. Individual schemes will encompass a mix of tenures including social-rented and intermediate housing determined by the Council using the most recent information on housing needs at the local level;
- Seeking to ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard;
- Supporting the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities, in appropriate locations and where there is an identified need;
- Ensuring 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 and the viability of developments taking into account Policy CS9 in respect of infrastructure contributions. For all sites of 5 dwellings and above, the provision of affordable housing will be expected to be on site;

- Requiring residential conversion schemes in the countryside, where permitted under Policy CS5, except listed buildings, to contribute to the provision of local needs affordable housing and make the appropriate infrastructure contribution in accordance with Policy CS9 (subject to economic viability);
- Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity.

Explanation

- 5.13 Appropriate housing mix and type, including tenure and affordability, are key to meeting housing needs and to developing mixed, balanced and inclusive communities. These are priorities of national, regional and Shropshire housing strategies. The priorities, action plans and programmes of the Housing Strategy for Shropshire address issues relating to the existing housing stock as well as future provision, and the Strategy is key to the delivery of a co-ordinated approach to housing across Shropshire. Policy CS11 aims to ensure that new housing development addresses these priorities, meeting general and specialist housing needs, both in the towns and the rural areas, including the need for affordable housing of a range of tenures. The need for agricultural, forestry and other occupational dwellings in Shropshire is addressed through the policy requirements of PPS7. Policy CS11 addresses the issue of an ageing population, which is particularly important in Shropshire, seeking to ensure that new housing development meets the Lifetime Homes Standard and that there is adequate provision of specialist accommodation, such as extra care housing. The design of housing to be adaptable to changing needs is one element of sustainable design and Policy CS6 sets out further requirements in this respect.
- 5.14 The annually updated Housing Market Assessment for Shropshire will provide the evidence required to inform the appropriate development of new housing schemes, giving information on existing housing stock and housing needs, with Shropshire divided into 13 Local Housing Market Areas. These area assessments will also inform the tenure mix of affordable housing developments, which will be determined on a site by site basis having regard to the existing stock in an area and information on local needs, and with reference to the priorities of the Housing Strategy.
- 5.15 The overall target for the provision of affordable housing from all sources set out in the policy (33%) is drawn from the requirements of the Regional Spatial Strategy. This puts forward a target for the West Housing Market Area of Shropshire and Herefordshire of 760 affordable homes per annum, which breaks down proportionally to give a target of 456 affordable homes per annum for Shropshire. This is 33% of the total annual housing provision proposed which, compared to that which has been achieved in the past under previous/current policy (15% over the last 5 years), represents an extremely demanding target but one that reflects the evidence of need and the high aspirations of the Shropshire Partnership to tackle the issue. Policy CS11 sets out Shropshire's approach to the provision of affordable housing linked to open market housing development and this, together with the new policy approach of enabling development of sustainable communities in the rural area, will enable an increasing proportion of affordable housing to be achieved over the plan period.

- 5.16 The separate targets set for social-rented (20%) and intermediate (13%) affordable housing are based on evidence of housing demand and need in the West Midlands. Achievement of these targets will be through all sources of supply of affordable housing, so including directly funded schemes as well as provision linked to open market housing development.
- 5.17 Policy CS9 highlights the importance of affordable housing as ‘infrastructure’ and indicates the priority to be attached to contributions towards provision from all residential development. With regard to provision linked to open market housing development, Policy CS11 sets out an approach that is realistic, with regard to economic viability, but flexible to variations between sites and changes in market conditions over the plan period. This will be achieved through consideration of the ‘current prevailing target’ rate in the calculation of the affordable housing contributions. The target rate is set through the Shropshire Viability Index, which identifies an initial rate based on an assessment of economic viability on a number of sites across Shropshire, and then applies an index, which tracks housing construction costs and house prices, to adjust the level of contributions on an annual basis. In addition, there will be a five yearly review of the viability assessment to allow for adjustment of the index to ensure that it remains fit for purpose. The initial assessment, the annual updates and the 5 yearly reviews are all carried out with the involvement of a panel of representatives from the development industry.
- 5.18 The Index has been developed to provide a robust, flexible approach in line with PPS3 guidance on the economic viability of affordable housing requirements. The Council’s 2009 assessment of viability indicated an initial target for the negotiation of affordable housing provision of 20% on open market sites.
- 5.19 The initial viability assessment has shown that site size is not critical to viability. In view of this, and with the clear evidence of high levels of need for affordable housing throughout Shropshire, the policy requires all open market developments creating additional dwellings, including sub-divisions and conversions, regardless of size, to make a contribution to provision. However, the approach of setting a target rate allows for negotiation with regard to individual sites, using an open book approach, where there are viability issues or other material considerations. Where a rate below the current prevailing target is agreed, the Council will include overage payment clauses in the Section 106 Agreement relating to the planning permission to secure a further contribution on completion of the development, being a payment to bring the contribution up to the target rate then applying, if economically viable following changes in market conditions or other circumstances.
- 5.20 Although seeking contributions from all developments regardless of size, the policy has regard to the practicalities of provision on small sites. While developments of 5 units and above will be expected to make provision on-site, for sites of less than 5 units, provision will be in the form of equivalent contributions towards provision elsewhere in the local area, unless the developers wish to make the provision on site. Where the calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.

- 5.21 The policy provides that, where residential conversions in the countryside are permitted, including live-work proposals, these should also make a contribution to the provision of affordable housing and infrastructure requirements in accordance with Policy CS9, having regard to the Shropshire Viability Index (see paragraph 5.17). However, in view of the importance of the conservation of listed buildings, where residential conversion is permitted, no affordable housing contribution will be required in view of the associated higher conversion costs.
- 5.22 Policy CS11 also sets out a positive approach to the development of ‘exceptions’ schemes of 100% affordable dwellings. Subject to the suitability of sites, scheme justification based on evidence of local need and mechanisms to ensure that the housing remains as affordable housing for local needs in perpetuity, the policy permits schemes within and adjoining Shrewsbury, the Market Towns and Other Key Centres, Community Hubs and Community Clusters, and in other recognisable named settlements in the countryside. Exceptions schemes include sites for groups of dwellings and for single plots in accordance with the Council’s detailed criteria and conditions. Whilst additional controls apply over development in the Green Belt in south eastern Shropshire as set out in Policy CS5, exceptions site developments may be permitted, in accordance with PPG2 and PPS3.
- 5.23 The measures set out in the policy aim to ensure the delivery of higher levels of affordable provision than have been achieved in the past throughout Shropshire, in both urban and rural areas. However, Policy CS11 is closely linked with the Strategic Approach (Policy CS1) and particularly with Policies CS4 and CS5, which limit the type of developments permitted in the rural areas – in Community Hubs and Clusters and in the open countryside. These policies, together, aim to ensure that the development that does take place in the rural areas is of community benefit, with local needs affordable housing a priority.
- 5.24 The delivery of affordable housing will be kept under review to monitor the effectiveness of the policies, and with reference to local and sub-regional housing market and housing needs assessments.

Further Detail

- 5.25 Further detail on the operation of the policy, particularly in relation to the affordable housing provision elements, will be set out in a Supplementary Planning Document. Until then, the adopted Shropshire Interim Planning Guidance on Affordable Housing will be a material consideration in the determination of planning applications alongside saved Local Plan policies.



Key Evidence

- 1 Local Housing Market Assessment July 2010 (Shropshire Council);
- 2 The Strategic Housing Market Assessment 2008 (Shropshire and Herefordshire Councils 2008);
- 3 Affordable Housing Viability Study (Fordham Research 2009);
- 4 Shropshire Annual Monitoring Report 2008-9 and analysis of development trends (Shropshire Council 2009);
- 5 West Midlands Regional Spatial Strategy (Phase II Revision) (WMRA 2007 - 2009);
- 6 Shropshire Housing Strategy 2009 – 2011 (Shropshire Council 2009);
- 7 Draft Technical Advice Note 6 – Planning for Sustainable Rural Communities (Welsh Assembly 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Type and Affordability of Housing SPD.

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

- Affordable housing completions (social and intermediate) (AMR Core Output Indicator H5);
- Number and percentage of new dwellings completed by tenure, type and size;
- Number of residential care homes, retirement and extra care homes;
- Number of completions built to Lifetime Homes Standard.

CS12 : Gypsy and Traveller Provision

The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be addressed as part of meeting the housing needs of all sectors of the community, by:

- Allocating sites to meet identified needs having regard to best practice guidance;
- Supporting suitable development proposals for sites close to Shrewsbury, the Market Towns and Key Centres, and Community Hubs and Community Clusters;
- Supporting suitable development proposals for small exception sites (under 5 pitches) in accordance with Policy CS5, where a strong local connection is demonstrated;
- Identifying a site for Travelling Showpeople in North-West Shropshire;
- Ensuring that all sites are reasonably accessible to services and facilities, incorporate suitable design and screening, have suitable access and areas for manoeuvring caravans and parking for all essential uses, make provision for essential business uses and recreational facilities as appropriate. All sites must comply with the requirements of policy CS6 and critical infrastructure provision of policy CS9 where appropriate.



Explanation

- 5.26 Accommodation needs for gypsies, travellers and travelling showpeople have been assessed by Shropshire Council, providing a baseline for future site provision. Requirements identified in the sub-regional Gypsy and Traveller Accommodation Assessment (GTAA) commissioned by Shropshire Council have informed our approach to meeting identified needs where they arise. Significant progress has already been made in addressing the requirements identified in the GTAA. Through the Core Strategy, Shropshire aims to facilitate provision for the remaining 79 residential pitches, a transit site and one site of around 4 plots for Travelling Showpeople in the period leading up to 2017. It is intended that new pitch provision should be balanced between public and private sites with half or more of the requirement being met by Gypsies and Travellers themselves. Provision of new sites will be largely made in the Site Allocation Management of Development DPD. This pro-active approach will provide greater certainty in meeting the Gypsy and Traveller accommodation needs throughout Shropshire whilst providing the greatest opportunity for public engagement and community cohesion and support. However, Policy CS12 also sets out a positive approach to meeting the accommodation needs of individuals and families through the encouragement and consideration of development proposals as they arise. This wider sensitive approach, as set out in the Shropshire Housing Strategy, will help to facilitate the provision of more private sites including where appropriate, consenting currently unauthorised sites as a way of responding to the identified need. We will provide help and guidance to Gypsy and Traveller families in understanding the planning process and making their applications and be open with the settled community about the benefit of integration.
- 5.27 Gypsy and Travellers are currently defined in Circular 01/2006 as “persons of nomadic habit of life whatever their race or origin”. This definition however excludes people choosing to live in caravans as a lifestyle decision. Further guidance on gypsy and traveller sites is provided in the Type and Affordability of Housing SPD.
- 5.28 Meeting the diverse needs of our communities positively means ensuring that matters of prejudice and race have no place in planning for a mixed and balanced community and so proposals for pitches and sites will be subject to the same general development criteria as any other type of development. This will mean that sites should not be located in substandard and unsuitable locations, are well connected to communities and acceptable in terms of landscape and other potential impacts. To promote sustainable lifestyles and communities, sites should be reasonably accessible to facilities and services. However, it is accepted that sites requirements differ for Gypsies and Travellers and we shall seek to recognise and accommodate difference in the site development guidance applied, recognising, for example, that new traveller site needs may be quite informal and Showmen’s plots have to accommodate their business.



Key Evidence

- 1 Gypsy and Traveller Accommodation Assessment (Shropshire Council 2008);
- 2 Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites (CLG 2006);
- 3 Designing Gypsy and Traveller Sites. A good practice guide (CLG 2008).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of The SAMDev DPD;
- Type and Affordability of Housing SPD;
- The LDF Implementation Plan;
- Working with Gypsy and Traveller liaison officers;
- Cross boundary working with other Local Authorities to ensure a successful approach. This is achieved through a sub-regional working group made up of Shropshire, Herefordshire, Telford and Wrekin and Powys Councils.

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

- Net additional Gypsy and Traveller Pitches (AMR Core Output Indicator H4).



6 // A Prosperous Economy

- 6.1 Enterprise and growth is a key priority of the Sustainable Community Strategy, with the aspiration that Shropshire's economy will be dynamic and modern with an enterprise culture that attracts investors and skilled workers. Traditionally Shropshire's main areas of economic activity were based around agriculture, manufacturing, quarrying and mining. The economy has since evolved and diversified to become predominantly service based with significant growth potential in areas such as enterprise and innovation, environmental technologies, food and drink and the creative industries. Shropshire's environment and the quality of life it has to offer are part of the unique appeal for both new businesses starting up and existing businesses wishing to expand.
- 6.2 The Spatial Portrait set out in Section two provides a broad overview of the structure of the Shropshire economy. Although the general picture is not necessarily unique to Shropshire and reflects the characteristics one would expect of many rural areas, the information presented does provide an indication of Shropshire's relative strengths and weaknesses and some of the issues and challenges that need to be addressed. Key concerns include the need to attract and retain young people, increasing the number of jobs in higher paid sectors and increasing the level and range of skills and employment.
- 6.3 This Core Strategy has been prepared against a backdrop of a global economic recession, where the effects on both the UK and the Shropshire economy have been all too evident. While there are some indications that things are beginning to improve, the prospects for a sustained period of recovery still remain uncertain. The message from the Government is, however, clear in that it expects local authorities to plan for the economic upturn and help the economy to recover. The need to plan for a prosperous Shropshire economy is therefore more important than ever.
- 6.4 This chapter contains four related policies to support the development, diversification and growth of the Shropshire economy:

CS13 Economic Development, Enterprise and Employment

CS14 Managed Release of Employment Land

CS15 Town and Rural Centres

CS16 Tourism, Culture and Leisure



CS13 : Economic Development, Enterprise and Employment

Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities. In doing so, particular emphasis will be placed on:

- Promoting Shropshire as a business investment location and a place for a range of business types to start up, invest and grow, recognising the economic benefits of Shropshire's environment and quality of life as unique selling points which need to be valued, conserved and enhanced;
- Raising the profile of Shrewsbury, developing its role as the county town, growth point and the main business, service and visitor centre for the Shropshire sub-region, in accordance with Policy CS2;
- Supporting the revitalisation of Shropshire's Market Towns, developing their role as key service centres, providing employment and a range of facilities and services accessible to their rural hinterlands, in accordance with Policy CS3;
- Supporting the development and growth of Shropshire's key business sectors and clusters, in particular: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing;
- Planning and managing a responsive and flexible supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business, with investment in infrastructure to aid their development or to help revitalise them;
- Supporting initiatives and development related to the provision of higher/further education facilities which offer improved education and training opportunities to help raise skills levels of residents and meet the needs of employers;
- Supporting the development of sustainable transport and ICT/broadband infrastructure, to improve accessibility / connectivity to employment, education and training opportunities, key facilities and services;
- Encouraging home based enterprise, the development of business hubs, live-work schemes and appropriate use of residential properties for home working;
- In rural areas, recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with agricultural and farm diversification, forestry, green tourism and leisure, food and drink processing, and promotion of local food and supply chains. Development proposals must accord with Policy CS5.



Explanation

- 6.5 This over-arching policy on economic development seeks to address the key issues and challenges facing the Shropshire economy, help develop its strengths and exploit the main opportunities that exist, taking into account wider issues associated with the sustainability of rural communities. The policy takes its lead from the Shropshire Sustainable Community Strategy (2010 - 2020), the Shropshire Business Board Business Plan (Shaping our Future - 2009 - 2012) and the Council's Corporate Plan (2009-2013) and outlines the economic development priorities the Council and its partners will focus on.
- 6.6 Policy CS13 provides a positive planning policy framework which aims to support sustainable economic development, the growth of existing businesses and the fostering of new enterprise to provide a wider range of higher skilled, better paid employment opportunities, helping communities across Shropshire to become more prosperous and resilient.
- 6.7 The overall scale of economic growth being planned for through the Core Strategy is influenced by guidance in the Regional Spatial Strategy, particularly in terms of employment land provision and development targets for Shrewsbury. With regard to type of economic activity, the emphasis is on meeting local needs, helping businesses to start up, become established and grow, and supporting the development and representation of growth sectors. Key business sectors being targeted by the Council include environmental technologies, creative industries, tourism, and the land based sector, in particular food and drink.
- 6.8 The environmental technologies and services industry within Shropshire is diverse, and growing rapidly with a strong cluster of over 200 businesses within the sector. The areas of environmental consultancy, waste management and energy efficiency /renewable energy show the highest growth. UK and EU environmental policy and regulations, climate change and rising energy costs are strong drivers for future growth. Shropshire has a large and diverse creative industries sector with an estimated 2,280 creative businesses. The Shropshire offer of a genuine work/life balance is particularly attractive to this sector with approximately 33% of all businesses being self employed and 43% working from home. The County is home to a significant number of national food and drink producers and many major food processors. The region's first Food Enterprise Centre has been developed as part of the Shropshire Food Enterprise Park at Battlefield in Shrewsbury, dedicated to encouraging the growth of food and drink businesses.
- 6.9 Promoting a sustainable pattern of development in line with the spatial strategy will inevitably mean that most of the economic development that takes place in Shropshire will be concentrated in Shrewsbury, the Market Towns and Key Centres. However, in rural areas, in countryside away from settlements, it is important to recognise that small-scale economic development, agricultural and non-agricultural farm diversification schemes, green tourism and leisure are areas of economic activity for which policy provision needs to be made. In accordance with Policy CS5, any development proposals in the countryside should be consistent in their scale and impact with the character and quality of their location.

- 6.10 Supporting the development of home based enterprise is a further priority reflected in Policy CS13. Further details of the Council's policy approach to the development of live-work schemes and the use of residential properties for home working will be set out in the SAMDev DPD.
- 6.11 The Council's policy approach to economic development reflects Government advice in PPS4: Planning for Sustainable Economic Growth and the current regional policy framework provided by the West Midlands Regional Spatial Strategy (Phase Two Revision) and the West Midlands Economic Strategy (Connecting to Success), which are aligned in supporting sustainable economic growth, the modernisation and diversification of the economy and, in the rural west, securing a rural renaissance focussing on Shrewsbury, Shropshire's Market Towns and the surrounding rural areas within the Rural Regeneration Zone. In addition the Council is seeking to respond to the growing consensus which recognises the opportunities to pursue a more positive approach to rural economic development as promoted by the Matthew Taylor Review of the Rural Economy and Affordable Housing (Living Working Countryside 2008) and the Report of the Rural Advocate (England's Rural Areas: Steps to Release their Economic Potential 2008).

Key Evidence

- 1 Shropshire Sustainable Community Strategy Evidence Base (Shropshire Council 2008);
- 2 Shropshire Economic Assessment (2008);
- 3 Employment Land Studies (Bridgnorth 2005, Oswestry 2006, North Shropshire 2007, Shrewsbury & Atcham 2005 & Employment Sites Assessment 2007, South Shropshire 2007) See Policy CS14;
- 4 Retail Studies (Bridgnorth 2006, Oswestry 2008, North Shropshire 2008, Shrewsbury & Atcham 2006, South Shropshire 2007) see Policy CS15;
- 5 Shropshire Annual Monitoring Reports (Shropshire Council 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Implementing the Sustainable Community Strategy, Shropshire Business Board Business Plan and other economy/regeneration based strategies and action plans such as Shrewsbury Vision and the Market Town Revitalisation Programme;
- Working with partner organisations, funding bodies, businesses and developers.

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

- Business demography data- (new start ups and closures of businesses);
- Amount of floorspace developed for employment by type (AMR Core Output Indicator BD1);
- Amount of floorspace and percentage developed for employment by type (AMR Core Output Indicator BD2);
- Employment Land supply by type (AMR Core Output Indicator BD3);
- Amount of retail, office and leisure development and percentage in town centres (AMR Core Output Indicator BD4ab).

CS14 : Managed Release of Employment Land

A strategic supply of employment land and premises will be identified and managed to deliver around 290 hectares of employment development from 2006 to 2026 which will be distributed in accordance with the strategic approach in Policy CS1.

This strategic supply of employment land and premises will satisfy the employment needs of the different locations in the settlement strategy in accordance with Policies CS2, CS3, CS4, and CS5.

A suitable portfolio of employment land and premises will be identified and maintained to provide a range and choice of sites in terms of their quality, accessibility, type and size which will comprise:

sites above 0.1ha as the threshold for the strategic land supply;

developable land currently committed for employment use;

employment land and premises allocated to meet the longer term employment land requirement including sites of sub-regional significance;

dedicating land and premises for the use of key local employers;

appropriate allowances for local economic development opportunities.

The portfolio of employment land and premises will be supported by:

protecting existing strategic employment land and premises to secure these sites for employment uses;

safeguarding sufficient land to facilitate the delivery of:

- other strategic development objectives including town centre uses in Policies CS2 and CS15 and waste infrastructure in Policy CS19 subject to relevant policy tests including the protection of town centre vitality and viability;
- other land uses which contribute to the creation and maintenance of sustainable communities in Policies CS6 and CS8;
- ancillary facilities, services or uses which support enterprise and economic growth especially in employment developments.

The portfolio of employment land and premises will be identified and managed in accordance with national guidance.

The portfolio of employment land will be delivered using a managed Reservoir which will comprise:

a rolling 5 year strategic land supply of 72 hectares comprising readily available employment commitments and allocations;

the initial Reservoir will largely comprise the developable supply of committed land and premises;

the Reservoir will be reviewed annually through the Annual Monitoring Report to support economic development but:

the Reservoir will also allow other land and premises to come forward to support the Core Strategy objectives.

Explanation

- 6.12 This policy contributes to the strategy to create a prosperous Shropshire economy set out in the objectives of Policy CS13. The objectives to provide sufficient employment land and premises and to identify an appropriate distribution in Shropshire are taken from PPS4: Planning for Sustainable Economic Growth to promote sustainable economic growth, a sustainable pattern of development and to protect the countryside so it may be enjoyed by all.
- 6.13 The amount of development and the range of principal employment uses are derived from the West Midlands Regional Spatial Strategy (RSS) but the market demands expressed within the Shropshire economy may not be wholly defined by these uses.
- 6.14 The RSS recommends Shropshire plan for 288 hectares of land to be developed from 2006 to 2026 (target rounded to 290 ha for delivery through the Core Strategy). Table 4 identifies progress to date and the requirement for new land in the SAMDev DPD. The Table identifies a minimum requirement for 113ha of new land to be added to the existing employment land portfolio. This is dependent on the developability of existing commitments and the need to identify sufficient land to deliver the overall employment requirement.

Table 4 : Employment Land Requirement 2006 - 2026 and Current Supply:		
		(ha)
Employment development from 2006 - 2026 must deliver:		290
Development between 2006 - 2009 has delivered:		44.4
ranked by Spatial Zone (> 0.1ha):	Shrewsbury & Rural Central	23.49
	North East	5.77
	East	5.53
	North West	4.85
	South	4.74
	Total:	44.38
Committed development @ April 2009 could deliver:		132.8
ranked by Spatial Zone (> 0.1ha):	Shrewsbury & Rural Central	39.39
	North West	35.00
	North East	26.99
	(Including Dedicated Site – North of A53 (Mullers): 8.50ha)	
	South	17.96
	East	13.42
total (and current Reservoir 2006 - 2011)		132.76
NEW PROVISION MUST DELIVER AT LEAST:		113

- 6.15 A portfolio of land and premises will be identified to provide a range and choice of opportunities to meet the longer term requirements of the economic strategy set out in Policy CS13. A Reservoir of 72 hectares will be provided as a buffer stock of readily available land and premises which will be maintained at all times.

- 6.16 The distribution of the strategic employment land supply is described in Policy CS1 to support the strategic approach. The portfolio will support the provision of important town centre uses in edge of centre and out of centre locations especially in Shrewsbury with its recognised physical constraints where the requirements of Policy CS15 are fully satisfied. Other important land uses including waste infrastructure, important community services and facilities and ancillary uses within employment developments will also be accommodated.
- 6.17 Shrewsbury will be supported as the sub-regional centre and principal investment and employment location through the phased delivery of two sustainable urban extensions and through the use of previously developed land and buildings in relation to Policy CS2. Oswestry will be promoted as the principal Market Town in the north west of the County, a Key Centre in The Marches and a gate way to other regions including Wales and the north-west. Oswestry has been affected by land supply constraints which will be addressed by the strategic location at Mile End West as set out in Policy CS3 and the delivery of land in other locations around the town. The employment land identified in the sustainable urban extensions at Shrewsbury and Oswestry will be key allocations within the employment land portfolio, and their release and the need for phasing in Shrewsbury will be determined in the SAMDev DPD and through the delivery and monitoring of the managed Reservoir. The other Market Towns of Market Drayton, Whitchurch, Ludlow and Bridgnorth will similarly be provided for by supporting key employers with the potential for growth, areas of potential investment demand and to reinforce quality business environments and other opportunities.
- 6.18 The promotion of rural economic development is also key to the strategic approach. This will be supported by smaller allocations and appropriate allowances to promote rural enterprise including the growth of key rural employers, development in smaller settlements, rural building conversion and agricultural diversification as set out in Policies CS3 – CS5.
- 6.19 The portfolio will comprise sites above a minimum threshold of 0.1ha. This will still permit small scale developments (i.e. extensions and ancillary developments) and facilitate the growth of micro-businesses to encourage local enterprise and home working without undue restrictions. The key consideration for the portfolio will be to assure the developability of the land allocated for employment development. Land and premises must be suitable for employment use and be readily available on the adoption of the SAMDev DPD or be readily available before 2026.
- 6.20 In accordance with PPS4, Policy EC1, the need to ensure an adequate supply of land and premises will be addressed through specific allocations and by protecting the existing supply of strategic employment sites whose continuing viability will be assessed and shown in the SAMDev DPD.
- 6.21 The Reservoir of readily available land will be refreshed annually to achieve the Core Strategy objectives and the SAMDev DPD will describe this process in more detail. However, an early consent for strategic land will normally be granted where this will assist the process of making land readily available to the market.

Key Evidence

- 1 Employment Land Provision : Background Paper (Revised March 2009) WMRA RSS Phase 2 Revision;
- 2 Panel Report : Examination in Public of the RSS Phase 2 Revision (September 2009);
- 3 Bridgnorth Employment Land Study: Atkins for Bridgnorth District Council (2005);
- 4 North Shropshire Employment Land Study: BE Group for North Shropshire District Council (2007);
- 5 Oswestry Employment Land Study: BE Group for Oswestry Borough Council (2006);
- 6 Delivering a Major Employment Site in Oswestry: ARUP for Shropshire Council (2009);
- 7 Oswestry Employment Sites Assessment (Draft): BE Group for Oswestry Borough Council (2008);
- 8 Shrewsbury and Atcham Economic Assessment and Employment Land Study: BE Group for Shrewsbury and Atcham Borough Council (2005);
- 9 Shrewsbury and Atcham Offices Study: BE Group for Shrewsbury and Atcham Borough Council (2007);
- 10 South Shropshire Employment Land Review: Nathaniel Lichfield and Partners for South Shropshire District Council (2007);
- 11 Regional Employment Land Study (2008) West Midlands Regional Assembly.

Delivery and Monitoring of Policy:

This policy will be delivered by:

- Preparation of the SAMDev DPD;
- Master planning of strategic locations in Shrewsbury and Oswestry;
- Maintenance of a Reservoir of 72 ha of readily available land in partnership with other interested parties;
- Investment to bring forward constrained employment land to the market in partnership with other interested parties;
- The development management process.

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

- Area and floorspace of Class B land developed each year by type;
- Area of Class B land developed below 0.1 hectare and distribution;
- Non Class B uses, by type, developed on employment land;
- Permissions and allocations on employment land by type;
- Annual change in the readily available supply of employment land and premises (Regional Employment Land Study).



CS15 : Town and Rural Centres

Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of town and rural centres, and, within the context of the strategic approach (Policies CS1-CS5), support the delivery of appropriate comparison and convenience retail; office; leisure; entertainment and cultural facilities.

In accordance with national planning policy, and having taken into account sequential and impact assessments where relevant, town centres will be the preferred location for new retail, office and other town centre uses.

Shrewsbury, the strategic centre, will be the preferred location for major comparison retail, large scale office and other uses attracting large numbers of people. Provision will be made for the following amounts of additional floorspace to be developed:

- 50,000 m2 gross comparison retail floorspace (2006 – 2021);
- 30,000 m2 gross comparison retail floorspace (2021 – 2026);
- 20,000 m2 gross office floorspace provision (2006 – 2026).

In delivering these targets, and in following a sequential approach to site selection, priority will be given to identifying and delivering town centre and edge of centre redevelopment opportunities before less central locations are considered. The Riverside and West End regeneration areas are considered to be the main opportunities for improving the offer for retail and office uses within the town centre.

The Market Towns of Oswestry; Market Drayton; Whitchurch; Ludlow; and Bridgnorth will act as principal centres to serve local needs and the wider service and employment needs of communities within their respective spatial zones. Appropriate convenience and comparison retail, office, and other town centre uses will be permitted to support these roles.

The Key Centres of Albrighton; Bishop's Castle; Broseley; Church Stretton; Cleobury Mortimer; Craven Arms; Ellesmere; Highley; Much Wenlock; Shifnal; and Wem, and the combined key centre of Minsterley and Pontesbury will act as district centres within their respective spatial zones, serving the needs of their immediate rural hinterlands.



Where appropriate to the role and function of each identified centre, development will be encouraged to:

- Support a balanced approach to the planned level of housing and employment growth for each town;
- Support improvements to the accessibility of town centres, including from surrounding rural areas;
- Positively contribute to the delivery of wider investment, regeneration and town centre management strategies;
- Positively contribute to the mix and diversity of uses within town centres, without undermining their primary retail function;
- Support the appropriate re-use or regeneration of land and premises

The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve significant new developments, including the proposed sustainable urban extensions in Shrewsbury and Oswestry.

The rebalancing of rural settlements will be supported by the protection and improvement of existing day to day services and facilities within Shropshire’s network of villages. Proposals for new services and facilities that make a positive contribution towards the ability of a settlement to act as a Community Hub, or as part of a wider Community Cluster will be encouraged.

Explanation

- 6.22 Nationally, many town centres are facing challenging economic times, having been harmed by the global recession starting in 2008 and the increasing trend towards alternative ways of shopping. This policy aims to proactively support a diverse network of centres by providing a positive framework for the development of town centre uses in the SAMDev DPD, and in the assessment of relevant planning applications. In doing so the policy supports Shropshire’s Sustainable Community Strategy (SCS) by promoting a resilient and adaptable approach to economic growth.
- 6.23 In setting this framework the policy clearly prioritises the ‘town centres first’ approach to development. This approach not only recognises the key role town centres have in driving local economies, but also the contribution this has on achieving inclusive and environmentally sustainable communities. In applying this approach, national planning guidance contained in PPS4 covering the sequential and impact tests will be followed for relevant planning proposals and in selecting sites for main town centre uses in the SAMDev DPD. Further planning policy advice in the West Midlands Regional Spatial Strategy (WMRSS) will also be considered where appropriate, particularly policies PA11 – PA13.



- 6.24 The policy identifies Shrewsbury's role as a strategic and sub-regional centre and in providing important support to the overall development strategy for the town, detailed in Policy CS2, reflects the long term retail and office targets derived from the Regional Centres Study. In supporting both the enhancement of the town centre and the delivery of the identified retail and office targets, the Riverside and West End areas are identified as clear redevelopment priorities. The delivery of the policy's preference for town centre development will rely upon the realistic availability of sites, along with the delivery of the 'Shrewsbury Vision' regeneration programme, and will reflect the outcomes of reviews to the Shrewsbury Retail Study. These factors will be considered when allocating sites for retail and office development in the SAMDev DPD, and in applying the sequential assessment of development proposals.
- 6.25 In supporting Shrewsbury's wider growth priorities and where sequentially acceptable, development which supports the enhancement and expansion of the existing retail parks at Meole Brace and Sundorne will be favoured in fulfilling a proportion of the overall comparison retail target until 2026. In supporting the Council's approach to the release of employment land in Policy CS14 as well as Shrewsbury's Development Strategy in Policy CS2, edge of centre locations close to the town centre which offer opportunities for the beneficial redevelopment of sites will be encouraged. Where sequentially acceptable, the priority for additional out of centre office development will be to locate development within or adjoining existing business parks. The delivery of the retail and office targets in Shrewsbury will be monitored through the Annual Monitoring Report (AMR) each year.
- 6.26 Beyond Shrewsbury, Shropshire's network of Market Towns will each provide a key role in providing new shopping, office and other town centre uses. Development in these towns will help support the continued vitality of settlements and support investment opportunities proposed in the Council's emerging Revitalisation Programme for Market Towns. The focus on the five principal centres will enable the provision of significant town centre facilities to a wide catchment area within each spatial zone, enabling the maintenance of a multi-centred county. The principal centres will be the preferred location for a range of higher order facilities and services. In doing so, new development will benefit from existing infrastructure and services and utilise the critical mass of population.
- 6.27 Smaller towns or Key Centres provide an important service role for both local communities and their rural hinterlands. The policy positively encourages appropriate 'town centre' development in the identified Key Centres in order for them to enhance this role and to enable greater self containment. Proposals to extend town centre businesses or to develop day-to-day comparison retail will generally be viewed favourably provided that development does not adversely affect the ability of the principal centres to fulfil their key roles within their respective spatial zones. The towns identified vary in their size, function and catchment areas, and many have constraints. The policy acknowledges this by taking account of the planned level of growth of each centre as a significant consideration in the assessment of need for additional town centre development.
- 6.28 The respective retail assessments for each former District / Borough area have identified priorities and opportunities within each of the Principal and District centres, and Policy CS3 provides an overview of each town's main characteristics. Development in these town centres should look to enhance these identified assets and be of a scale suitable to their planned role and function. The policy acknowledges the role of neighbourhood centres in providing services to meet everyday needs, and supports the appropriate provision of additional facilities to serve significant new developments allocated through the SAMDev DPD.

- 6.29 The policy also recognises the important role rural centres have on many communities in Shropshire, especially as a means for local people to access a range of day to day services such as post offices, shops, and public houses. The protection and enhancement of existing facilities will be achieved through a variety of measures including resisting the inappropriate change of use of community facilities (supported by Policy CS8) and through utilising opportunities to develop additional facilities in identified community hubs and clusters (supported by Policy CS4). Innovative measures will be encouraged to deliver services, such as community based projects; the multi-use of community buildings; and, the use of ICT technologies where available. Local evidence of need, to be collected in the identification of community hubs and clusters for the SAMDev DPD, will be used as a basis for identifying the service requirements of Shropshire's rural communities.
- 6.30 More detailed policy guidance supporting the implementation of this policy, will be developed in the SAMDev DPD, including:
- A definition of the extent of the town centres for each identified centre;
 - The identification of the principal shopping areas and primary and secondary retail frontages in Shrewsbury and the principal service centres;
 - The identification and allocation of sites for town centre uses;
 - The preparation of local criteria to support the assessment of impact on town centres.

Key Evidence

- 1 Shrewsbury Retail Capacity Study – (White Young Green September 2006 update);
- 2 Shrewsbury Offices Study (BE Group 2007);
- 3 North Shropshire Town Centre Health Check and Retail Assessment 2008-2026 (White Young Green (2008);
- 4 South Shropshire District Retail and Leisure Study (White Young Green 2007);
- 5 Bridgnorth District Council Retail Study 2006 – 2021 (White Young Green 2006);
- 6 Oswestry Retail Study Update (Nathaniel Lichfield and Partners 2008);
- 7 Shropshire Council Shop Survey (Shropshire Council 2009 update);
- 8 Regional Centres Study (Roger Tym and Partners 2006);
- 9 RSS Phase 2 Preferred Option Town and City Centres Background paper (WMRA 2009);
- 10 Panel Report, Examination of the RSS Phase 2 Revision (September 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Shrewsbury town centre strategy and action/master plans;
- Shrewsbury Growth Point delivery programme, including Shrewsbury Vision;
- Proposed Council Revitalisation Programme for Market Towns;
- Local Transport Plan for Shropshire 2006-2011 and Shrewsbury Integrated Transport Strategy;
- LDF Implementation Plan;
- Consideration of community aspirations in community hubs and clusters through Policy CS4.

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

- Amount of retail, office and leisure development and percentage in and out of town centres (AMR Core Output Indicator BD4ab).

► CS16 : Tourism, Culture and Leisure

To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities, emphasis will be placed on:

- Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire;
- Promoting connections between visitors and Shropshire's natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts;
- Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire's landscape, cultural and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers and meres & mosses. Development must also meet the requirements of Policy CS17;
- Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including:
 - o Shropshire Union Canal
 - o Shropshire Union Canal - Llangollen branch
 - o Shropshire Union Canal - Montgomery branch
 - o The Severn Valley Railway
 - o The Cambrian Railway
- Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas;
- Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible, and do not harm Shropshire's tranquil nature;
- Development of high quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the role of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or an established and viable tourism enterprise where accommodation is required. Where possible, existing buildings should be re-used (development must also accord with Policy CS5).



Explanation

- 6.31 Sustainable tourism, and high quality cultural and leisure development can deliver wide ranging benefits for Shropshire by contributing to a successful visitor economy; providing a potential focus for regeneration; supporting the quality of life of local communities; and promoting social inclusion. Within Shropshire, tourism is a key local economic sector which generates around £457m a year from around nine million visits and supports around 8,786 full time job equivalents. Along with cultural and leisure development these sectors can play a significant role in ensuring the economic prosperity of Shrewsbury and the Market Towns. Appropriate tourism development, in particular, can also potentially help sustain rural services and facilities, particularly where they are connected, and contribute towards rural regeneration and community benefit.
- 6.32 The policy seeks to promote increased participation in cultural activities, appropriate leisure development, and the further development of a green tourism market that draws on, and develops, the interaction of man with the produce, heritage and landscape of Shropshire. It is vital this is achieved without detracting from the intrinsic beauty and tranquillity which Shropshire is renowned for. As well as the wider social and health benefits from taking part in cultural and leisure activities and active recreation such as walking, cycling and horse riding, interaction with Shropshire's assets can in turn promote an understanding and appreciation of the natural and built environment. This interaction is a two way process which can also help to protect these resources and produce community benefit. The policy therefore supports the Shropshire and Telford & Wrekin Cultural Strategy (2009) and its objectives to develop green cultural practices and promote a sense of identity and place for residents and visitors.
- 6.33 The Tourism Strategy for Shropshire (2004) highlights how it is important to protect existing assets and make the most of them to develop a unique brand for visitors to Shropshire. Shropshire has a number of regionally, nationally and internationally recognised attractions including the historic Market Towns of Shrewsbury, Ludlow and Bridgnorth, the Shropshire Hills AONB, the meres and mosses of north Shropshire, RAF Cosford, Shrewsbury's Theatre Severn and festivals such as the Shrewsbury Flower Show, Ludlow Food Festival, Bishop's Castle Walking Festival and Clun Green Man Festival. There are also a number of heritage and religious sites, castles, museums, historic houses, parks and gardens, including Acton Scott Historic Working Farm, which all contribute to the tourism and cultural offer for local communities and visitors alike. Shropshire also has a number of National Cycle Network and walking routes, including Offa's Dyke that runs alongside the border with Wales. They provide key links beyond Shropshire's border and along with local routes contribute to the offer within Shropshire.
- 6.34 The Ironbridge Gorge World Heritage Site which has an international reputation also helps draw visitors into Shropshire. The development of tourism related uses that complement and reflect the World Heritage Site and add to the offer within Shropshire will therefore be supported as part of any redevelopment of the Ironbridge Power Station site.

- 6.35 The heritage railways and canals also contribute to the character and attractiveness of Shropshire. Appropriate regeneration schemes and tourism and leisure development relating to these assets can bring significant wider benefits. The Severn Valley Railway is an internationally renowned asset (with around 250,000 visitors a year) and schemes seeking to enhance and protect it will ensure its continued success. The Shropshire Union Canal – Llangollen branch, which links with the World Heritage Site of Pontcysyllte Aqueduct and Canal, contributes to the attractiveness of north Shropshire and also connects north Wales with Ellesmere and Whitchurch. Schemes should seek to enhance the role it can play in the visitor economy.
- 6.36 Parts of the Cambrian Railway, in the north west, have been restored in recent years, including the station building in Oswestry. Further restoration of the railway could bring wider benefits for the local economy and communities. The Shropshire Union Canal - Montgomery branch, which has a large number of listed structures along its banks, has close links to the Cambrian Railway and Llanymynech Heritage Area and joins the Shropshire Union Canal - Llangollen branch. The restoration of the canal from Frankton Junction to near Newtown is recognised as a British Waterways Priority One project. In total 13km of the canal on the Welsh border (5.3km in Shropshire) needs to be restored to link-up the canal with mid-Wales. Together, regeneration and appropriate tourist development of these canal and railway assets could form a focus for tourism and regeneration in the north west of Shropshire and provide links to areas beyond Shropshire's border. The ongoing aspiration to reopen the Shropshire Union - Shrewsbury and Newport Canal is also recognised although currently the feasibility of the project is such that it is unlikely to be brought forward in the plan period.
- 6.37 The rural and tranquil nature of Shropshire's countryside is also a key component of Shropshire's attractiveness as a visitor destination and significantly adds to the quality of life for residents. It is therefore vital that all tourism, cultural and leisure facilities, particularly in rural areas, are compatible with their location so that Shropshire's unique character and tranquillity is retained. It is also recognised that some visitor accommodation development in rural areas in suitable locations can have positive local economic and social benefits. Appropriate conditions restricting this accommodation to holiday use will be employed to avoid the provision of owner occupied second homes which do not positively contribute to the production of sustainable communities and are economically much less significant. It should therefore be noted that the policy support for new and extended development does not seek to promote the further development of owner occupied second homes. Further guidance on chalets, and static and touring caravans will be developed through the SAMDev DPD.
- 6.38 The policy reflects PPS4: Planning for Sustainable Economic Growth (2009), the Good Practice Guide on Planning for Tourism (2006) and the West Midlands Regional Spatial Strategy (2008) which are aligned in supporting tourism, cultural and leisure development that brings local economic and social benefits whilst taking into account the particular qualities of the area; promoting these sectors' role in diversifying the rural economy; and supporting the improvement of existing assets as well as the creation of new facilities, subject to environmental and infrastructure capacity.

Key Evidence

- 1 The economic impact of tourism 2005, Final reports, Heart of England Tourist Board (Bridgnorth 2007, Oswestry 2007, North Shropshire 2007, Shrewsbury & Atcham 2007, South Shropshire 2007);
- 2 Winning: A tourism strategy for 2012 and beyond (DCMS 2007);
- 3 Culture, people and place: The social and environmental role of culture in the West Midlands (West Midlands Regional Observatory 2009);
- 4 State of the region, Culture (West Midlands Regional Observatory 2009);
- 5 Culture and prosperity: the economic role of culture in the West Midlands (West Midlands Regional Observatory 2009);
- 6 Shropshire visitor survey 2007 (The Research Solution for Shropshire Tourism Research Unit 2007);
- 7 Shropshire's leisure tourism markets and motivations (Shropshire Tourism Research Unit 2005);
- 8 Open Space Sport and Recreation Study (PMP 2009);
- 9 Tourism Strategy for Shropshire 2004 (Shropshire County Council 2004);
- 10 Evolution, revolution and innovation: A cultural strategy for Shropshire and Telford & Wrekin (Shropshire Council and Telford & Wrekin Council, 2009);
- 11 Waterways for Tomorrow (DEFRA 2000);
- 12 British Waterways 2025 (British Waterways);
- 13 Montgomery Canal – Canal Conservation Management Strategy (Montgomery Canal Partnership 2005);
- 14 Countryside Access Strategy for Shropshire: 2008-2018 (Shropshire Council 2008).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Working with partner organisations, funding bodies, businesses and developers;
- LDF Implementation Plan.

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

- Amount of retail, office and leisure development and percentage in town centres (AMR Core Output Indicator BD4ab)
- Visitor numbers to Shropshire (as and when information is available)
- Economic value of tourism (as and when information is available)
- Jobs created in tourism and culture (as and when information is available)
- Number of farm diversification schemes for tourism, leisure and cultural uses.



7 // Environment

- 7.1 Shropshire's high quality natural and built environment is one of its greatest assets, attracting investment and boosting Shropshire's image as a tourist destination, as well as playing a key role in community health and wellbeing. Protecting and enhancing the material, natural and historic resources which make Shropshire special is central to the role of the Local Development Framework, and is particularly important in the context of climate change.
- 7.2 Shropshire is a beautiful, predominantly rural county which is an important area for food production. It is famous for its geological diversity, containing some of the most impressive landscapes in England and includes a wealth of historic sites and assets. Valuing and improving Shropshire's natural environment and heritage is therefore an important theme which is reflected within Shropshire's Sustainable Community Strategy.
- 7.3 This chapter sets out positive policies to ensure development protects and enhances Shropshire's environment, taking account of the need to make sustainable use of resources and providing opportunities to improve the wellbeing of local communities. The policies cover:
- Policy CS17: Environmental Networks** - to protect, enhance and connect Shropshire's environmental assets;
 - Policy CS18: Sustainable Water Management** - to manage water in an integrated way to reduce public risk and maximise benefits;
 - Policy CS19: Waste Management Infrastructure** - to support the provision of waste facilities and services to deliver improved resource efficiency;
 - Policy CS20: Strategic Planning for Minerals** - to safeguard minerals and manage the sustainable working of Shropshire's mineral resources.

CS17 : Environmental Networks

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;
- Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;
- Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

Explanation

- 7.4 Environmental networks consist of environmental assets and their connections which can provide multifunctional benefits. This includes providing opportunities for informal recreation for local communities and tourists; improving health and community well being, sense of place and identity, social cohesion, increasing biodiversity value and maintaining air quality. Such networks can also help us to mitigate against and adapt to the effects of climate change, providing natural methods to manage flood risk and routes for the dispersal and migration of species.
- 7.5 Shropshire has a wealth of environmental assets which make it locally distinct. The local geology is diverse, with a wide range of mineral resources and rocks representing most of the major divisions of geological time. The area includes large, more natural areas such as the Shropshire Hills AONB, and the Meres and Mosses in North Shropshire, as well as areas of open space throughout the range of urban settlements from larger towns such as Shrewsbury and Oswestry to local centres and rural villages. Shropshire also contains many important heritage assets including parts of the Pontcysyllte Aqueduct and Canal World Heritage and the Ironbridge Gorge World Heritage Sites. The Council will seek protection of not only the World Heritage sites but also their setting, including any buffer zones.
- 7.6 International and national sites designated for their wildlife value and some threatened species have significant protection provided by national and regional legislation and guidance. Locally designated Wildlife Sites, habitats and species of principal importance (NERC Act 2006, section 41 list) are also key environmental assets. The management of change to heritage assets is covered by a raft of international, national and regional legislation which must be considered in development proposals. However, the enjoyment value and resilience of all these sites can be reinforced by linking them together to form a network of natural and historical environmental assets across Shropshire and across administrative boundaries. Further guidance will be provided in SPDs concerning the natural, historic and built environment.
- 7.7 All new development should take account of the features which generate local distinctiveness, both within Shropshire and its surrounds. Evidence from the Landscape Character Assessment, Historic Landscape Characterisation and Urban Characterisation Assessment should be used to ensure proposals contribute towards retaining and enhancing these assets and thereby making a positive contribution to the environment. For development affecting the Shropshire Hills AONB, particular regard should be paid to the Shropshire Hills AONB Management Plan.
- 7.8 New development of one or more dwellings, or any development for employment use, should contribute to extending and improving linkages, between these individual sites and provide connections between urban areas and the adjoining countryside. Linkages can be provided through footpaths, cycle paths, rail lines, watercourses and their margins, canal corridors, field boundaries, hedgerows or woodlands and can cross administrative boundaries. Agri-environment schemes are important mechanisms for an agricultural area such as Shropshire, providing opportunities for creating and linking wildlife corridors.
- 7.9 Shropshire Council has produced an Open Space, Sport and Recreation Study which provides an audit of public and private open space areas and identifies local needs and aspirations through consultation with the public. A series of standards of provision have been established and will be monitored and regularly updated. To be of importance, an area of open space need not have a formal use or be accessible to the general public, as long as it contributes to the character and appearance of its locality. Contributions from developers will be directed towards identified infrastructure needs that help achieve Policy CS8.
- 7.10 Appropriate Assessment (as required by the European Habitats Directive) will be necessary for any development proposals that may have a negative impact on the integrity of SPA, SAC and Ramsar designations within and adjoining Shropshire (such as the meres and mosses of northern Shropshire and Stiperstones in southern Shropshire).

Key Evidence

- 1 PPG17, Open Space Sport and Recreation Study (PMP 2009);
- 2 Shrewsbury Green Infrastructure Strategy (TEP 2008);
- 3 Shropshire Hills AONB Management Plan (AONB Partnership 2009-2014);
- 4 Shropshire Biodiversity Action Plan (Shropshire Biodiversity Partnership 2006, under continuous review);
- 5 Shropshire Ecological Data Network – database updated annually;
- 6 Shropshire Landscape Character Assessment (Shropshire County Council 2006 and as updated);
- 7 Historic Landscape Character Assessment (Shropshire County Council 2004);
- 8 Shropshire Historic Environment Record;
- 9 Shropshire Countryside Access Strategy - (2008-2018) (Shropshire County Council 2008);
- 10 Shropshire Landscape Sensitivity and Capacity Studies (Bridgnorth District Council 2008, Shrewsbury & Atcham Borough Council 2006, Oswestry Borough Council 2008, North Shropshire District Council 2008, South Shropshire District Council 2008);
- 11 Shropshire Geo-diversity Action Plan. (Shropshire County Council 2007).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The Development Management Process;
- Preparation of the SAMDev DPD;
- Continuing to build relationships with businesses through the Local Strategic Partnership;
- Preparation of a Natural Environment Supplementary Planning Document SPD;
- Preparation of an Historic Environment Supplementary Planning Document SPD;
- Development of a methodology to monitor landscape change based on Landscape Character Assessment and the European Landscape Convention guidelines;
- Regularly updating the Environmental Assets/LDF evidence base.
- Recording biodiversity gains and losses on the national BARS database;
- LDF Implementation Plan.

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

- Areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance. (AMR Core Output Indicator E2);
- Area of priority habitats lost or potentially gained through development (as and when information is available);
- Number of lost or conserved historic features through development (as and when information is available and through working with English Heritage);
- Achievement of Open Space Standards;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.



CS18 : Sustainable Water Management

Developments will integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation, by ensuring that:

- Planning applications and allocations in the Site Allocations and Management of Development (SAMDev) DPD, are in accordance with the tests contained in PPS25, and have regard to the SFRAs for Shropshire;
- New development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change. Proposals should have regard to the design guidance provided in the SFRAs for Shropshire;
- All development within local surface water drainage areas, as identified by the Water Cycle Study, and any major development proposals, demonstrate that surface water will be managed in a sustainable and coordinated way. Proposals will be supported by either a Surface Water Management Statement or Plan, depending on the scale of the development;
- All developments, including changes to existing buildings, include appropriate sustainable drainage systems (SUDS) to manage surface water. All developments should aim to achieve a reduction in the existing runoff rate, but must not result in an increase in runoff;
- New development improves drainage by opening up existing culverts where appropriate;
- Proposals within areas of infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major development, demonstrates that there is adequate water infrastructure in place to serve the development;
- New development enhances and protects water quality, including Shropshire's groundwater resources;
- New development, including changes to existing buildings, incorporate water efficiency measures, in accordance with the sustainability checklist in Policy CS6, to meet the water efficiency objectives within the Shropshire Water Cycle Study to protect water resources and reduce pressure on wastewater treatment infrastructure.



Explanation

- 7.11 The effective management of water is important in the development of sustainable communities. It reduces the impact flooding may have on the community, maintains the quality and quantity of Shropshire's water environment, and helps to enhance local amenity value and biodiversity through the provision of green space. It also contributes to climate change, mitigation and adaptation, minimising the movement of water and sewage, thereby reducing energy requirements and designing developments that are 'safe' throughout their lifetime. The Council will apply a set of measures to manage water in an integrated way so as to reduce public risk and maximise benefits. Further guidance on designing safe developments, surface water management and water efficiency will be provided in a Water Management SPD.
- 7.12 The Strategic Flood Risk Assessments (SFRAs) for Shropshire identify fluvial flood risks, such as the River Severn at Shrewsbury and Bridgnorth, River Corve and River Teme at Ludlow, in addition to increased problems from surface water runoff. Site specific flood risk assessments (FRAs) should be submitted alongside development proposals, as identified in Annex E of PPS25, and use the SFRAs as a starting point for understanding the level of flood risk posed to a particular site. FRAs should be proportionate to the level of flood risk, scale, nature and location of the proposed development, as identified within the SFRAs.
- 7.13 Whilst the Council seeks to avoid flood risk, there is a need to reduce the impact of flooding when it does occur. Proposals should have specific regard to the design principles outlined in the SFRAs, including taking a sequential approach to site layout, ensuring safe access is available for the lifetime of the development and is supported by flood warning and suitable evacuation plans.
- 7.14 Surface water runoff is a particular issue in areas such as Much Wenlock and Albrighton. The strategy to concentrate development within existing settlements has the potential to exacerbate these drainage issues. All major developments and any development proposals within local surface water drainage areas, as identified by the Shropshire Water Cycle Study, will be required to submit a Surface Water Management Statement or Plan, depending on the scale of the development, using evidence from the SFRAs and Water Cycle Study as set out in the Water Management SPD. A coordinated Surface Water Management Plan will be expected for those sites that are taken forward by more than one developer.
- 7.15 All development reduces the amount of water that is intercepted by vegetation or the ground. Development, including any proposals relating to the existing building stock, should contribute to the management of surface water runoff through the use of SUDS. Consideration should be given to the appropriate application of SUDS, in relation to the scale of development and site characteristics. In particular, developers should take into account the topography, geology and proximity to Source Protection Zones and Nitrate Vulnerable Zones, which cover North Shropshire. Where possible, SUDS should recharge Shropshire's valuable groundwater sources. Proposals should recognise the multi-functional role of SUDS and demonstrate that provision has been made for long term maintenance and management.

- 7.16 Development can result in culverted watercourses which have the potential to become blocked by debris during periods of high river flows, reduce natural habitats, result in the fragmentation or loss of wildlife corridors and impact on green amenity space, reducing recreational opportunities, such as angling and walking. To minimise the impact development has upon the natural water environment, proposals which contribute to the artificial enclosure of watercourses will not be supported. Where possible, development should contribute to the opening up of existing culverts to improve natural drainage and enhance and conserve Shropshire’s water environment as an important asset, in accordance with the objectives of Policy CS17.
- 7.17 The rural nature of Shropshire means that there are a number of small localised wastewater treatment works and non mains drainage systems, such as package treatment plants, cess pools and septic tanks which are used where mains drainage is not available. Such systems need to be designed and managed correctly. A coordinated approach to the provision of new development and additional water infrastructure is essential as reflected in Policy CS9. All development within areas of water infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major new development proposals, will be required to provide evidence from the relevant water company that there is adequate wastewater infrastructure in place, or, where additional infrastructure is planned, the timing of that provision means the improvements will be in place prior to completion of the development. All development should incorporate separate drainage systems for surface and foul water.
- 7.18 The EU Water Framework Directive requires that water bodies do not deteriorate in terms of quality and aim to achieve and maintain a good quality status. It is important that, wherever possible, new development contributes to achieving these objectives, by protecting and enhancing water quality within Shropshire, including groundwater resources. Where water quality could be compromised by the development strategy proposed, Shropshire Council will work with the Environment Agency and its partners to explore opportunities to create additional environmental capacity, through actions to deliver its River Basin Management Plans. This includes supporting agri-environment schemes to control diffuse pollution and contribute to Shropshire’s environmental network, in accordance with Policy CS17. Opportunities to achieve additional benefits will also be sought, in terms of improving wetland habitats and biodiversity through river restoration or enhancement as part of a development.
- 7.19 The Water Resource Management Plans that cover Shropshire support the principle that new supply is coupled with efficiency measures in new development. The Shropshire Water Cycle Study identifies that the current minimum water efficiency requirement for new development is 105l/h/d. Non-residential development will be required to meet the minimum level of good practice based on the Association for Environment Conscious Building (AECB) water standard. All proposals will be required to meet this minimum requirement as part of the sustainability checklist within Policy CS6 by incorporating water efficiency measures.



Key Evidence

- 1 Strategic Flood Risk Assessments –Level 1 covering Oswestry, North Shropshire, Shrewsbury and Atcham, South Shropshire and Bridgnorth (Halcrow 2007);
- 2 Strategic Flood Risk Assessment -Level 2- Shrewsbury (Halcrow 2009);
- 3 Shrewsbury Water Cycle Study Scoping Report (Halcrow 2008);
- 4 Shropshire Water Cycle Study (Halcrow 2009/10);
- 5 Severn River Basin Management Plan (Environment Agency 2009);
- 6 Severn Trent Water draft Water Resource Management Plan and Statement of Response (Severn Trent Water 2008);
- 7 Severn Trent Water draft Business Plan (PR09) (Severn Trent Water 2009);
- 8 Catchment Flood Management Plans – River Severn and Dee (Environment Agency 2008);
- 9 Catchment Abstraction Management Plans – (Various; Environment Agency 2003 - 2007).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- Working with the Environment Agency and relevant water companies to identify locations where there may be environmental or infrastructure capacity constraints and where additional investment may be required to support development;
- Working with partners to deliver the actions within the Severn River Basin Management Plan;
- Working with partners to deliver the actions identified within the Catchment Flood Management Plans (CFMPs);
- The development management process;
- Preparation of the SAMDev DPD, which will be informed by further assessments and verification of flood risk;
- Preparation of a Water Management Supplementary Planning Document SPD;
- Preparation of a Sustainable Design SPD, to include a Sustainability Checklist outlining the water efficiency targets for all types of development;
- LDF Implementation Plan.

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

- Planning applications with Environment Agency objections (AMR Core Output Indicator E1);
- Amount of new development in flood zones 2 and 3;
- The number of new developments incorporating Sustainable Urban Drainage Systems (SUDS);
- Progress towards flood and coastal risk management (National Indicator 189).



CS19 : Waste Management Infrastructure

Sustainable waste management facilities and services will help to deliver greater resource efficiency for communities and businesses. This will be achieved by:

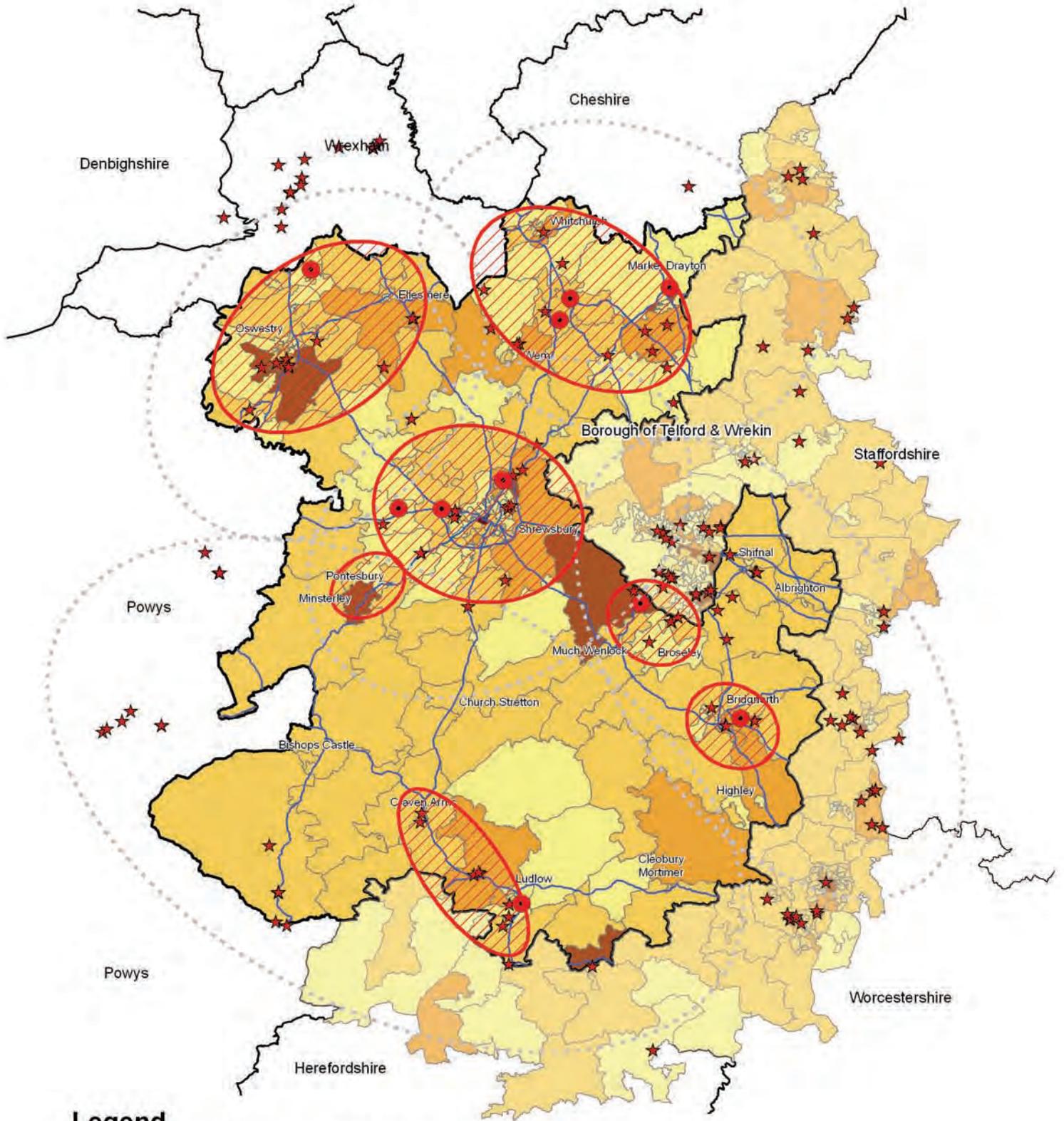
- Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national, regional and local policies and strategies, including the principle of 'equivalent self sufficiency' and an allowance for cross boundary waste flows;
- Identifying specific sites to deliver additional waste transfer, recycling and recovery facilities to address the capacity gap of about 150,000 tonnes/year identified in RSS. Sites will be allocated as part of the SAMDev DPD in accessible locations close to the main urban areas within the broad locations identified in Figure 9. Outside these broad locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;
- Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development;
- Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation as part of the completion of the sustainability checklist required by Policy CS6;
- Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites is safeguarded, including against the encroachment of incompatible uses, in a way consistent with Policy CS8 and national and regional guidance.

Explanation

- 7.20 National and regional policies require the Core Strategy to identify broad locations for future waste management facilities within which specific sites can be allocated. Facilities of regional or sub-regional significance should be located within or in close proximity to Shrewsbury. National energy policy is clear that we should actively promote opportunities to recover the energy value of biomass waste, particularly by capturing both the heat and energy value of waste biomass materials. Regional guidance requires that we make provision to manage an equivalent quantity of waste to that which is generated in Shropshire and identifies waste capacity targets for both municipal and business wastes. Finally, we must also support the delivery of facilities required to implement the municipal waste management strategy and safeguard existing waste management facilities in appropriate locations.



Figure 9: Broad Locations for Waste Management Sites in Shropshire 2009 – 2026



Legend

Municipal and Commercial & Industrial Waste (tonnes / year)

- 0 - 1488
- 1489 - 4607
- 4608 - 15467
- 15468 - 54963
- 54964 - 116434

- Existing Waste Management Sites
- Sites Allocated in Waste Local Plan (subject to reassessment)
- Broad Locations for Additional Waste Facilities
- Spatial Zones

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Note: The density of waste arising in areas adjacent to Shropshire is shown using a mask which highlights Shropshire and does not therefore imply that less waste is generated in these areas.

- 7.21 The Plan must address all types of waste. Our evidence base (see Waste technical background report) tells us that we have made good progress with facilities for municipal waste, even though this represents less than 15% of the quantity for which provision to divert waste away from landfill must be made. There is also a good range and distribution of existing smaller waste facilities catering for the transfer and recycling of commercial, industrial and construction wastes in Shropshire. In the last five years applications for fifty-two new waste management facilities have resulted in forty-five approvals, equivalent to about 375,000 tonnes of additional waste management capacity for municipal and business wastes. This represents an approval rate of 86% and has brought the total number of waste facilities in Shropshire to almost 100, with a potential capacity of over 500,000 tonnes. The draft RSS Phase 2 Revision assumes that municipal waste will be managed in accordance with national waste strategy targets and that 75% of industrial and commercial waste will be diverted away from landfill by 2025. Waste management capacity targets are established for municipal and industrial and commercial waste streams using these assumptions. The draft RSS indicates that there is a gap of about 150,000 tonnes/year between the capacity available at existing waste management facilities in Shropshire in 2007 and that which will be required by 2026. Shropshire's integrated municipal waste management contract includes a performance target of 52.8% recycling by 2034. A flexible approach will be adopted through the identification of a range and choice of sites which could be developed for different technologies to reflect the fact that the market viability of technologies can change significantly over policy timescales.
- 7.22 Most modern waste management facilities are enclosed within buildings and can be satisfactorily located on industrial or brownfield land within or near urban areas. Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies CS8 and CS14. Facilities designed to treat biodegradable wastes may need to be located away from sensitive land uses such as housing and schools in order to control potential environmental impacts.
- 7.23 Assuming that most of the additional capacity required in Shropshire will be delivered by smaller scale facilities, then between 6 and 10 additional sites will be required for the period until 2026, amounting to 5-10 hectares of land in all. Ten sites, amounting to up to 30 hectares of land, remain available in the 'saved' Waste Local Plan and will be re-assessed as part of the development of the SAMDev DPD. However, analysis of the spatial pattern of waste requiring different types of facilities against the location of existing and allocated facilities (see Waste Technical Background report) also reveals that additional recycling and recovery facilities may be required in some areas and this has informed the location and extent of the 'broad locations' identified in Figure 9. There are also cross boundary flows of waste in both directions between Shropshire and neighbouring areas. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin.



- 7.24 The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints such as groundwater means that the potential for new landfill is very limited. An assessment of potential locations for future landfill sites in Shropshire in 2003 resulted in the identification of a single site some distance from the main areas of waste generation. This site was subsequently rejected during examination of the Shropshire Waste Local Plan. A recent regional landfill capacity study reveals that less waste is being landfilled and that existing capacity is expected to last until at least 2019. The draft RSS indicates that new landfill sites should not be considered unless specific local circumstances apply. In these circumstances, the Shropshire LDF will not identify sites for landfill, but will instead foster the development of a low carbon economy by identifying additional sites for recycling and recovery activities sufficient to provide an equivalent capacity to the quantity of waste which would be exported to neighbouring areas for disposal over the period until 2026.
- 7.25 Restricted access to recycling services, particularly for smaller companies which comprise the largest part of the Shropshire economy, means that they currently have little choice but to continue to pay for their waste to be landfilled. Planned increases in landfill tax could cost the Shropshire economy as much as an additional £160 million by 2013. Environmentally acceptable services and facilities which would improve access to more sustainable forms of waste management for smaller companies will be supported to help mitigate this financial burden.
- 7.26 Provision for additional waste management facilities will reflect the best available information about the quantities, type and spatial distribution of waste generation and the availability of existing waste management facilities and services in Shropshire. The future pattern of facilities will strike a balance between local provision, transport impacts and environmental impacts. The expansion of existing sites and the provision of new sites requires a pattern which addresses identified local need (derived from existing and projected shortfalls in capacity). Provision should be integrated as part of new development wherever possible in order to promote source separation of materials.



Key Evidence

- 1 Waste Technical Background Paper;
- 2 Assessment of Potential Locations for the Disposal of Non- Hazardous Waste in Shropshire (Entec UK Limited for Shropshire County Council 2003);
- 3 Waste Treatment Facilities and Capacity Survey: West Midlands Region (SLR for WMRA 2007);
- 4 Study into Commercial and Industrial Waste Arisings (ADAS for National RTAB Chairs 2009);
- 5 Improving Business Waste Recycling Services in Shropshire and Telford & Wrekin (Quantum ST for Shropshire County Council and Telford & Wrekin Council 2008);
- 6 Shropshire Annual Monitoring Report 2007-8 (Shropshire Councils 2008);
- 7 West Midlands Landfill Capacity Study, 2009 Update (Scott Wilson 2009);
- 8 The Regional Approach to Landfill Diversion Infrastructure (DTZ & SLR for Advantage West Midlands 2009).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;
- Work with businesses and other council services to raise awareness of the financial and environmental benefits of sustainable waste management.

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

- Capacity of new waste management facilities by type (AMR Core Output Indicator W1) and available waste management capacity;
- Municipal waste management performance (National Indicators 192 and 193).



CS20 : Strategic Planning for Minerals

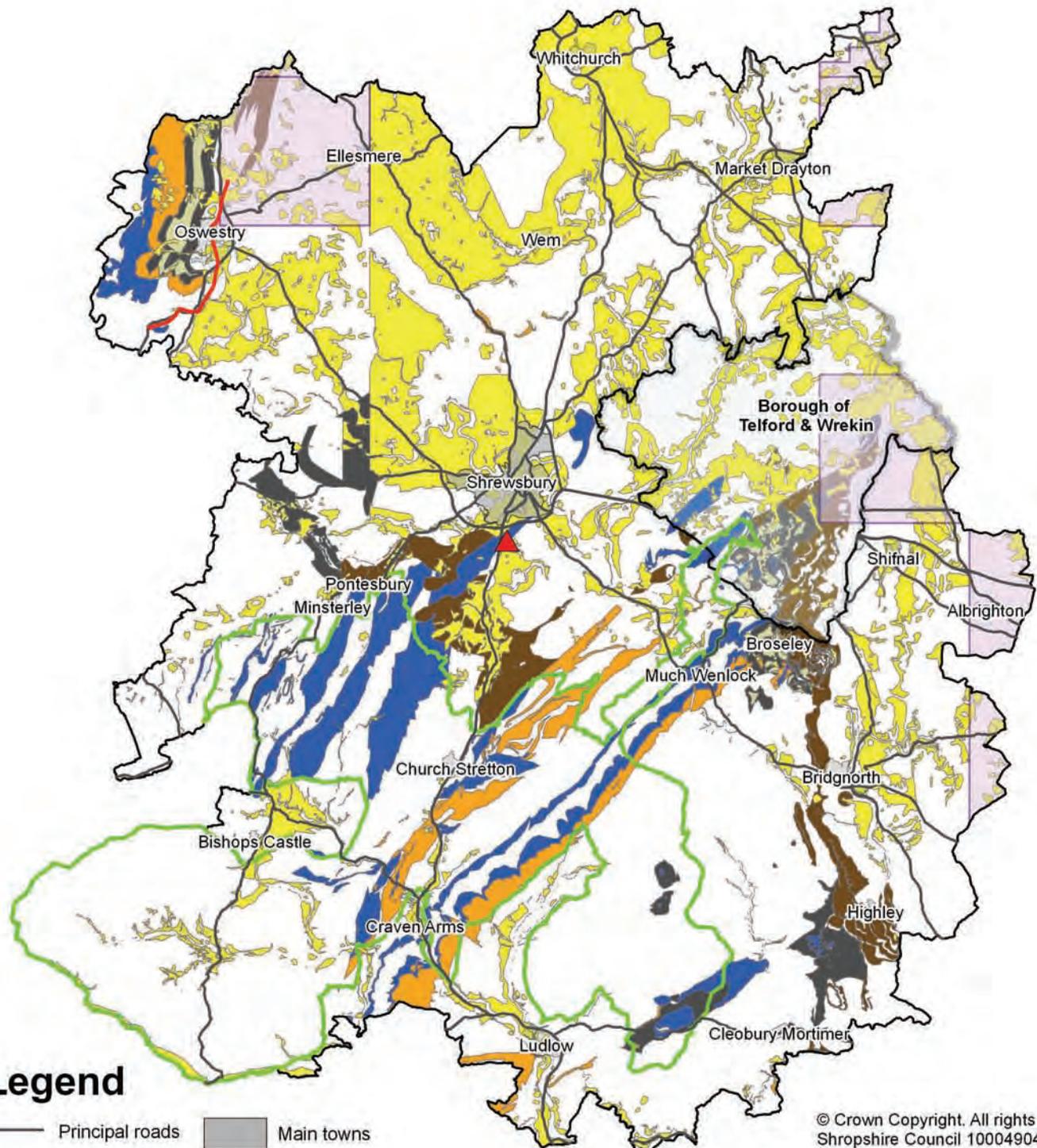
Shropshire's important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable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

- Protecting Mineral Safeguarding Areas (MSA's) and rail freight facilities which could contribute to the sustainable transport of minerals. The broad extent of MSA's is defined in Figure 10. Non-mineral development in these areas or near protected railfreight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national and regional policy;
- Encourage greater resource efficiency by supporting the development and retention of waste recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy CS 19;
- Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national policy guidance. Shropshire will provide for an appropriate contribution to the sub-regional apportionments for sand and gravel and crushed rock and proposes to maintain the current level of production and current percentage regional contribution, unless and until robust evidence is available which indicates that higher levels of production are required. 'Broad locations' for the future working of sand and gravel are identified in Figure 11. Sites capable of helping to deliver the sub-regional target for sand and gravel will be allocated within these areas in the SAMDev DPD;
- Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites;
- Supporting environmentally acceptable development which facilitates the production of other mineral resources such as crushed rock, clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements. Environmentally acceptable proposals for the exploration, appraisal and production of hydrocarbon resources, including coalbed methane, will be supported as a contribution to meeting the requirements of national energy policy;
- Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies CS8, CS17 and CS18. More detailed policies against which applications for mineral development can be assessed will be provided in the SAMDev DPD.

Explanation

- 7.27 Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources, every effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development. The British Geological Survey was commissioned in 2008 by Shropshire Council to define the broad extent of Mineral Safeguarding Areas (MSAs) in Figure 10 using criteria consistent with national good practice guidance. The MSA's will be delineated more precisely on the Proposals Map DPD. Where development is unavoidable, the value of mineral resources should be captured for appropriate end uses by prior extraction wherever possible. Further guidance regarding the operation of the MSA will be provided as part of the SAMDev DPD.
- 7.28 However, the recognition of these areas does not imply that any application for the working of minerals within them will be granted planning permission. Comprehensive working of mineral resources will be sought unless the cumulative impacts of mineral working would make further development unacceptable. The consumption of new mineral resources can also be offset by supporting the recovery and use of secondary and recycled materials. Whilst coal is now only worked in Shropshire as a by product of fireclay working, national energy policy recognises that hydrocarbon resources such as coal, gas and coalbed methane have the potential to make a positive future contribution to national energy security.

Figure 10: Mineral Safeguarding Areas in Shropshire



Legend

— Principal roads ■ Main towns

Safeguarded mineral resources

- Building stone
- Sand & gravel
- Fireclay
- Coal
- Petroleum Exploration and Development Licence Area
- Clay - brickclay
- Crushed rock
- Area of Outstanding Natural Beauty

Safeguarded mineral transport infrastructure

- ▲ Bayston Hill Sidings
- Oswestry Mineral Railway

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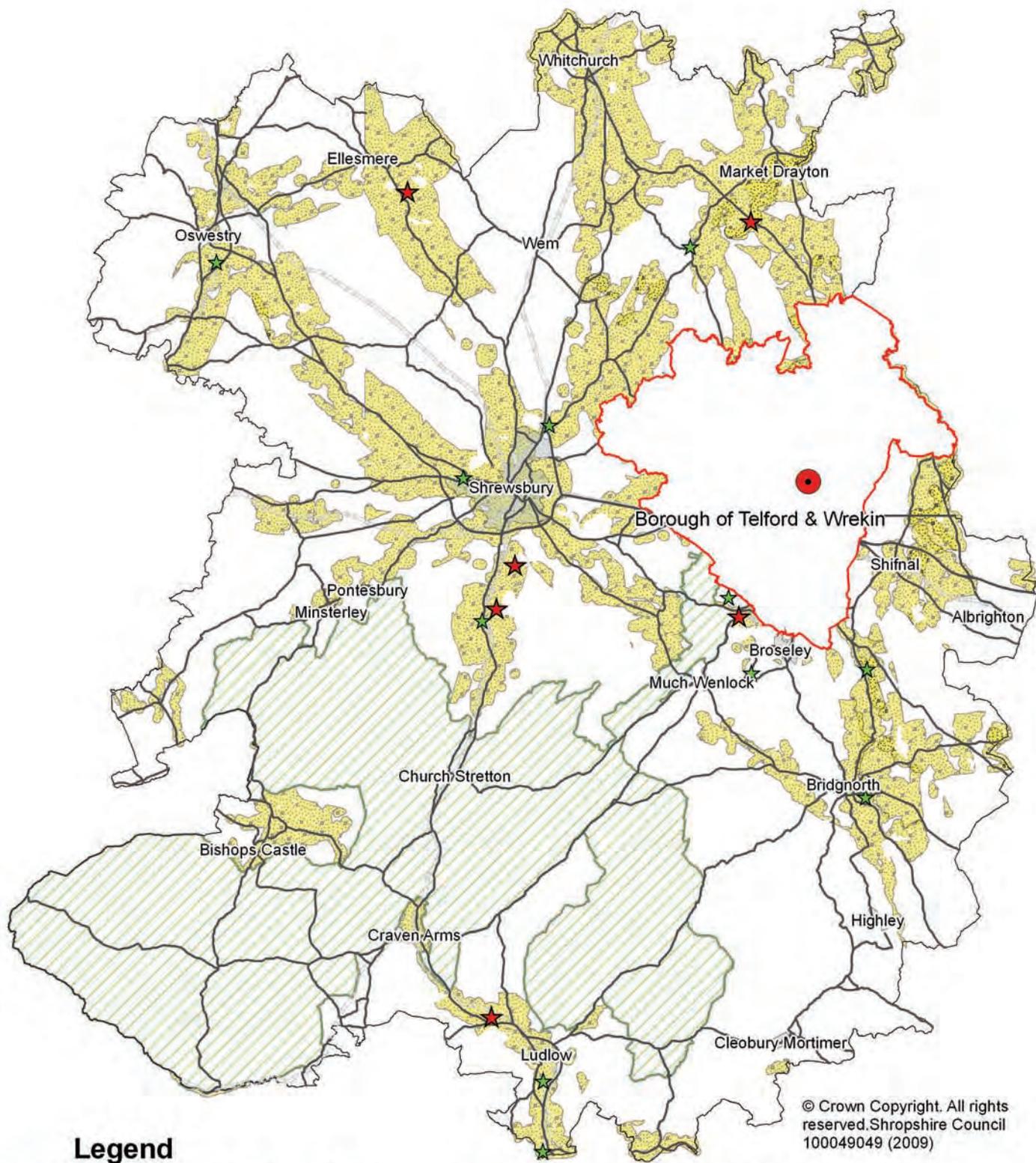
British Geological Survey

NATURAL ENVIRONMENT RESEARCH COUNCIL

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- 7.29 National and regional policy imposes a sub-regional target for aggregates for the area administered by both Shropshire Council and Telford & Wrekin Council. We need to contribute to meeting these sub-regional apportionment targets by adopting an approach which reflects the location of mineral resources, environmental impacts and the impact of transporting minerals to market. The practicality and environmental acceptability of delivering any revised sub-regional apportionment for Shropshire will be tested as part of work to develop the SAMDev DPD. The Shropshire sub-region produced an average of 0.75 million tonnes (mt) of sand and gravel per year during the period 2005-2009 against a sub-regional apportionment guideline of 0.82mt. This represents 8.1% of the regional target for sand and gravel. Production only takes place in Shropshire since there is currently no sand and gravel working in Telford & Wrekin. The Shropshire sub-region also produced an average of 2.30 mt of crushed rock per year during the period 2005-2009 against a sub-regional apportionment guideline of 2.949 mt. This represents 50.75% of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of production from the sub-region. Our evidence base tells us that sufficient crushed rock aggregate resources are already available from permitted sites, but that additional sand and gravel resources may be required within the period up to 2026 to provide for flexibility and local competition.
- 7.30 Site allocations will be made at a combination of existing and new mineral sites within the broad locations identified in Figure 11, balancing the need for comprehensive working with the potential for cumulative impacts from the concentration of mineral working near existing sites. These broad locations have been defined by identifying potentially workable mineral within 2km of transport routes but outside international biodiversity designations and the AONB. Proximity to the market for the materials concerned will also be taken into account. The size of the market area for specific mineral resources is defined by the nature and quality of the material involved and the availability of alternative materials including sources of mineral outside the county. High quality materials with specific characteristics may supply a regional or even national market, whilst lower quality materials are only economically viable within a limited geographical market area. Broad locations for future sand & gravel working are shown in Figure 11, and there is potential for sites within these locations to supply markets outside Shropshire as well as in the county. Wherever possible, the co-location of mineral extraction sites and secondary and recycled materials processing facilities will be supported as a contribution to the reduction of transport costs and emissions and support greater resource efficiency through the capture and use of secondary and recycled aggregate materials.
- 7.31 Shropshire Council will support environmentally acceptable small scale or temporary mineral working to provide specific construction materials which would make a strong positive contribution to maintaining and enhancing the distinctiveness of local areas.
- 7.32 Mineral working is a temporary, but long term activity. The restoration and aftercare of mineral sites provides positive opportunities to deliver environmental or community benefits, including land uses which will help adapt to or mitigate the effects of climate change and contributions to the Environmental Networks approach set out in Policy CS17. Support will be given to the use of construction and demolition waste residues following appropriate recovery and recycling, as a restoration medium in suitable former mineral workings where this does not adversely affect the water environment and involves acceptable amenity effects.

Figure 11: Broad Locations for Future Sand & Gravel Working



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Legend

- ★ Operational sand and gravel sites
- ★ Construction waste recycling and engineering uses
- Main roads
- Railway Lines
- Broad locations for the future working of sand and gravel resources
- Borough of Telford & Wrekin
- Area of Outstanding Natural Beauty (AONB)
- Telford Railfreight Terminal

Key Evidence

- 1 National and regional guidelines for aggregates provision in England 2005-2020, (CLG 2009);
- 2 Revised national and regional guidelines for aggregates provision in England 2005 to 2020 (WMRA 2010 in progress);
- 3 Minerals Technical Background Report (Shropshire Council 2010);
- 4 Minerals Safeguarding Areas for Shropshire including Telford and Wrekin (BGS 2008).

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of the SAMDev DPD;

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

- The production of primary, land won aggregates (AMR Core Output Indicator M1)
- Landbank for Sand and Gravel Resources;
- Landbank for Crushed Rock Resources.



Appendix 1:

Saved Local and Structure Plan Policies Replaced by the Core Strategy

March 2011

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS1: Strategic Approach	NSDC G1 BDC H1	Settlement Strategy Housing requirement
CS2: Shrewsbury: Development Strategy	SABC HS2 SABC EM5 SABC EM6 SABC S1 SABC S6 SABC TLR1 SABC T8 SABC T16	Residential Development in Shrewsbury on Unallocated Sites Class B1 (a) Business Uses within the River Loop Class B1 Development within Shrewsbury Urban Area Town Centre Shopping Area Out of Centre Retailing Tourism Leisure & Entertainment Development within the Urban Area of Shrewsbury Park & Ride North West Relief Road
CS3: The Market Towns and other Key Centres	NSDC G1	Settlement Strategy
CS4: Community Hubs and Community Clusters	NSDC G1	Settlement Strategy
CS5: Countryside and Green Belt	JSP P5 JSP P18 BDC S5 BDC RD1 BDC RD2 BDC RD3 BDC H5 BDC H9 BDC H12 BDC H13 NSDC L1 NSDC H7 NSDC H8 NSDC H10	Development Outside settlements Conversion of buildings Countryside Farm diversification Conversion of Rural Buildings Replacement of Rural Buildings Residential Development in the Countryside Replacement dwellings Permanent agricultural dwellings Extension of Agricultural Dwellings Development in the Countryside Conversions of Buildings in the Countryside Large Conversions Essential Agricultural Workers' Dwellings

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS5: Countryside and Green Belt (continued)	NSDC E6 OBC H19 OBC H20 OBC H21 OBC H24 OBC H29 OBC LE10 OBC LE11 OBC LE12 OBC NE2 SABC HS4 SABC HS10 SABC HS16 SABC EM4 SABC LNC3 SABC S7 SSDC SDS4 SSDC ED1	New Buildings for Employment Purposes in the Countryside Development in open countryside Agricultural or Forestry Workers' Dwellings Conversion of Buildings to Dwellings (Outside Settlements) Replacement Dwellings Residential Caravans & Mobile Homes Conversion of Buildings for Employment Use Extensions to Employment Premises Farm Diversification New development in the countryside Development in the Rural Areas Replacement Dwellings in the Countryside Re-use & Adaptation of Rural Buildings for Residential Use Re-use & Adaptation of Rural Buildings for Employment uses Development in the Countryside Village shops Conversion of Rural Buildings Rural Development
CS6: Sustainable design and development principles	JSP P69 Waste Local Plan P4 Mineral Local Plan M3 Mineral Local Plan M7 Mineral Local Plan M8 BDC S6 BDC E2 BDC B4 BDC B5 BDC B7 BDC D3 BDC CN2 BDC CN8 BDC CN9 BDC D1 BDC D2 BDC D3	Reclamation and after use Protecting Shropshire's Environment & Communities Development Control Considerations Benefits to the Countryside & the Local Economy Planning Obligations Access to services Outside storage Development affecting the Shropshire Hills AONB Development in the Countryside Development affecting parkland & historic gardens Alterations & extensions in Countryside Ironbridge Gorge World Heritage Site Traditional shop fronts Development Affecting Ancient Monuments & Archaeological Sites Design & Amenity Residential Amenity Alterations & Extensions

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS6: Sustainable design and development principles (continued)	BDC D4 BDC D7 BDC D9 BDC RD1 BDC RD2 BDC RD3 BDC RD4 BDC RD5 BDC R3 BDC BRID5 BDC BRID9 BDC BRID 17 BDC BR02 BDC WEN2 NSDC C1 NSDC C2 NSDC C3 NSDC C4 NSDC C5 NSDC C8 NSDC D1 NSDC D2 NSDC D3 NSDC D8 NSDC H7 NSDC H8 NSDC H16 NSDC L1 NSDC L2 NSDC L3 NSDC L4 NSDC L5 NSDC L6 NSDC E7 NSDC E8 NSDC E9 NSDC E13 NSDC T3 OBC H4 OBC H12	Subdivision of residential curtilages Infrastructure provision Landscaping Farm diversification Conversion of Rural Buildings Replacement of Rural Buildings Domestic Outbuildings in the Countryside Retention of Community Facilities Redevelopment of Recreational Space Permitted Uses on Faraday Drive and Stanmore Industrial Sites Development East of the High Street Hillsides Residential Development at Broseley Wood & The Mines Protection of Burgage Plots Conservation Areas Applications for Listed Buildings & Conservation Areas Historic and Listed Buildings at Risk Development, Alterations & Additions Affecting Listed Buildings Demolition of Listed Buildings & in Conservation Areas Archaeologically Sensitive Areas General Development Control Criteria General Design Principles Crime Prevention Landscaping Conversions of Buildings in the Countryside Large Conversions Replacement Development in the Countryside Open Areas Sites of Special Conservation Value Conservation of Historic Parkland Areas of Special Environmental Interest Tree Preservation Conversions to employment uses Extensions to employment premises Open Storage Shop front alterations and replacements Canalside design Development Control Standards for New Development Trefonen

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS6: Sustainable design and development principles (continued)	OBC H13	Ruyton XI Towns
	OBC H16	Windfall Housing Development within Settlements
	OBC H19	Development in open countryside
	OBC H24	Replacement Dwellings
	OBC H29	Residential Caravans & Mobile Homes
	OBC TR2	Transport & New Development
	OBC TR3	Car Parking & New Development
	OBC HE1	Development & the Historic Environment
	OBC HE10	Shop Fronts & Signs
	OBC HE11	Security Grilles & Shutters
	OBC HE12	Areas of Environmental Character
	OBC HE13	Archaeological Remains of National Importance
	OBC HE14	Archaeological sites of Regional or Local Importance
	OBC HE16	Assessment of Sites of Archaeological Importance
	OBC HE2	Demolition of Listed and Unlisted Buildings
	OBC HE3	Extensions to Historic Buildings
	OBC HE4	Alterations to Historic Buildings
	OBC HE5	Changes of use
	OBC HE8	New Buildings in Conservation Areas
	OBC HE9	Outline planning applications within conservation areas
	OBC NE1	Areas of Special Landscape Character
	OBC NE2	New development in the countryside
	OBC NE3	Agricultural land
	OBC NE4	Tree Preservation Orders
	OBC OS2	Protection of Open Spaces
	OBC OS3	Existing Playing Fields
	OBC OS5	Adult and youth provision
	OBC OS6	New Development Amenity & Childrens Playspace
	OBC CD2	Village & Community Halls - Change of Use
	OBC CD6	Rural Public Houses
	SABC GP1	General Requirements for Development
	SABC GP2	Character & Setting
	SABC GP3	Landscaping of Development
SABC GP4	Alterations & Extensions	
SABC HS2	Residential Development in Shrewsbury on Unallocated Sites	
SABC HS4	Development in the Rural Areas	
SABC HS10	Replacement Dwellings in the Countryside	
SABC HS12	Residential Areas within the River Loop	
SABC HS13	Residential use of Upper Floors of Commercial Buildings within the River Loop	

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS6: Sustainable design and development principles (continued)	SABC HS14	Kingsland Area of High Residential Amenity
	SABC HS16	Re-use & Adaptation of Rural Buildings for Residential Use
	SABC EM4	Re-use & Adaptation of Rural Buildings for Employment uses
	SABC EM5	Class B1 (a) Business Uses within the River Loop
	SABC EM6	Class B1 Development within Shrewsbury Urban Area
	SABC HE2	Protection of Archaeological Remains
	SABC HE4	Demolition of Listed Buildings
	SABC HE5	Alteration to Listed Buildings
	SABC HE6	New uses for Listed Buildings
	SABC HE7	Development Affecting the Setting of a Listed Building
	SABC HE8	New Development in or adjacent to Conservation Areas
	SABC HE9	Demolition of Buildings in Conservation Areas
	SABC HE11	Historic Parks & Gardens
	SABC HE12	Conservation Area Skylines
	SABC HE13	Historic Battlefields
	SABC LNC3	Development in the Countryside
	SABC LNC9	Shropshire Hills Area of Outstanding Natural Beauty
	SABC LNC10	Trees & Woodlands
	SABC INF2	Services & Infrastructure Provision
	SABC INF16	Energy Efficiency
	SABC INF19	Protection of Community Facilities
	SABC INF20	Proposed Community Facilities
	SABC TLR5	New Indoor Recreation Facilities
	SSDC SD1	Sustainable Development
	SSDC SD2	Pollution of resources
	SSDC SDS4	Conversion of Rural Buildings
	SSDC E1	Landscape Conservation
	SSDC E6	Design
	SSDC ED1	Rural Development
	SSDC ED5	Intrusive Activities
SSDC AC6	Community & Recreational Facilities	
SSDC RE3	Derelict and Contaminated Land	
SSDC S13	Protection of the Setting of Historic Ludlow	
SSDC S14	Protection of Tree Cover in Church Stretton	
SSDC AC1	Location of Development & Access to Services	
SSDC AC2	Village Facilities	
SSDC S11	Retention of Open Space	
SSDC S18	New and Improved Sport & Leisure Facilities in Ludlow and Church Stretton	

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS7: Communication and transport	JSP P31 JSP P32 JSP P35 JSP P37 JSP P68 Mineral Local Plan M11 Waste Local Plan P5 BDC S6 NSDC IN1 NSDC IN3 NSDC IN6 SABC T5 SABC T8 SABC T11 SABC T16 SABC T18 SSDC S6 SSDC S8	Sustainable Transport Strategy Public Transport Road Freight Highway Network Transport of Minerals & Waste Transport of Minerals Reducing the Transport of Waste by Road Access to services Highway Improvement Schemes Cyclists & Pedestrians Roadside Services Cycle Routes Park & Ride Rail Freight North West Relief Road Roadside Services Employment Land & Park & Ride Facilities Industrial & Business Uses in Ludlow
CS8: Facilities, services and infrastructure provision	BDC D7 BDC RD5 BDC R2 BDC R3 BDC SHIF4 NSDC F1 NSDC F2 NSDC F3 OBC OS2 OBC OS3 OBC OS5 OBC OS6 OBC CD1 OBC CD2 OBC CD6 OBC NE18 SABC TLR5 SABC INF18 SABC INF19 SABC INF20 SSDC AC1 SSDC AC2	Infrastructure provision Retention of Community Facilities Amenity Space within Housing Developments (CS6, CS17) Redevelopment of Recreation Space Maintenance access to Wesley Brook Community Facilities & Services School Facilities Public Houses Protection of Open Spaces Existing Playing Fields Adult & youth provision New Development Amenity & Childrens Playspace Village & Community Halls Village & Community Halls – Change of Use Rural Public Houses Windfarm development New Indoor Recreation Facilities New Community Facilities Protection of Community Facilities Proposed Community Facilities Local development and Access to Services Village Facilities

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS8: Facilities, services and infrastructure provision (continued)	SSDC AC6 SSDC S18 SSDC S19 SSDC S20	Community & Recreational Facilities New and Improved Sports & Leisure Facilities in Ludlow & Church Stretton Traffic Management Measures Ludlow Car & coach parking, Ludlow
CS9: Infrastructure contributions	BDC D7 BDC R2 OBC H15 SABC INF1 SABC INF2 SSDC AC7	Infrastructure provision Amenity Space within Housing Developments (CS6, CS17) St Martins Sewerage & Water supply Receiving Capacity of Existing Infrastructure Services & Infrastructure Provision Capacity of Existing Infrastructure
CS10: Managed release of housing land	BDC H1 BDC H2 NSDC D10 OBC RG2 SSDC IP1	Housing requirement Phasing Brownfield Land Redevelopment within Settlements Phased Release of Housing Land
CS11: Type and affordability of Housing	BDC H10 BDC H11 NSDC H11 NSDC H12 NSDC H13 NSDC H14 NSDC H17 OBC H26 OBC H27 SABC HS7 SABC HS8 SABC HS11 SSDC SDS6 SSDC SDS7	Affordable Housing Affordable Housing Exception Sites Affordable Housing Target Affordable Housing within New Housing Developments Affordable Housing on Exception Sites Housing Mix Residential & Nursing Homes Affordable Housing: Rural Exception Schemes Affordable Housing on Allocated & Windfall Housing Sites (Amended) Exceptions Housing Schemes (Amended) Affordable Housing in Shrewsbury Residential Nursing Homes Range & Choice of Housing Affordable Housing
CS12: Gypsy and traveller	No policies were saved in the Local Plans/Structure Plan as all were superseded by Circular 01/2006	
CS13: Economic Development, Enterprise and Employment	NSDC E1	Employment Promotion

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS14: Managed release of employment land	JSP P9 BDC E1 BDC E3 BDC BRID5 BDC DIT2 BDC DIT3 NSDC E4 OBC LE9 SABC EM2 SABC EM5 SABC EM6 SSDC SDS2 SSDC SDS5 SSDC S3 SSDC ED1	Employment Land in Shropshire Location of Industrial & Commercial Development Redevelopment of Industrial & Commercial land Permitted Uses on Faraday Drive & Stanmore Industrial Sites Uses Acceptable within Trading Estate Uses Acceptable within Trading Estate Extension New buildings for employment purposes in the towns New Employment Development Protection of Employment Land Class B1 (a) Business Uses within the River Loop Class B1 Development within Shrewsbury Urban Area Reserve Employment Land Sites Location of Business development Retention of Existing Employment Sites Rural Development
CS15: Town and rural centres	BDC RD5 BDC E4 BDC BRID9 NSDC H18 NSDC E10 NSDC E11 NSDC E12 NSDC E14 OBC SP2 OBC SP3 OBC SP5 OBC RG3 SABC EM5 SABC EM6 SABC S1 SABC S4 SABC S6 SABC S7 SABC TLR1 SSDC S10	Retention of community facilities Shopping Development outside Existing Centres Development East of the High Street Use of upper floors of town centre buildings Town centre shopping areas Large retail developments outside town centres Retail Developments outside town centres Food & drink premises Foodstore Development Comparison Shopping Development Non retail services Re-use of vacant buildings Class B1 (a) Business Uses within the River Loop Class B1 Development within Shrewsbury Urban Area Town Centre Shopping Area Local convenience shopping within the Shrewsbury urban area Out of Centre Retailing Village shops Tourism Leisure & Entertainment Development within the Urban Area of Shrewsbury Shopping Development

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
<p>CS16: Tourism and culture</p>	<p>BDC TM1 NSDC T1 NSDC T2 NSDC T3 NSDC T4 NSDC T5 NSDC T6 NSDC T7 NSDC T8 NSDC T12 NSDC T13 NSDC T14 OBC TM1 OBC TM3 OBC TM6 OBC TM9 OBC TM10 OBC TM11 OBC TM12 OBC TM13 SABC TLR1 SABC TLR2 SABC TLR 4 SABC TLR11 SSDC ED3 SSDC ED4</p>	<p>New tourism development Tourism facilities & attractions Location of canal side development Canalside design Canal restoration Hotels & serviced accommodation – extensions & conversions Hotels & serviced accommodation – new buildings Self catering accommodation – conversions Self catering accommodation – new buildings Golf courses & driving ranges Equestrian & riding centres Informal countryside recreation Hotels & guest houses Self catering accommodation Montgomery Canal Restoration Canal-side business/visitor facilities Visitor facilities Visitor attractions Equestrian centres Llanymynech heritage area Tourism leisure & entertainment development within the urban area of Shrewsbury Facilities for tourism, leisure & recreation development outside of Shrewsbury Golf courses/facilities Shrewsbury-Newport Canal Tourism developments New golf course development & associated buildings</p>
<p>CS17: Environmental networks</p>	<p>JSP P39 JSP P51 Waste Local Plan P4 Mineral Local Plan M7 BDC R2 BDC R3 BDC CN9 BDC CN10</p>	<p>Public Rights of Way Geological Sites Protecting Shropshire’s Environment and Communities Benefits to the Countryside & the Local Economy Amenity Space within Housing Developments Redevelopment of Recreational Space Development Affecting Ancient Monuments & Archaeological Sites Archaeological evaluation & investigation</p>

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
CS17: Environmental networks (continued)	BDC B1 BDC B2 BDC B4 BDC B5 BDC B7 BDC CN2 BDC BRID 17 BDC WEN2 BDC SHIF4 NSDC IN3 NSDC L1 NSDC L2 NSDC L3 NSDC L5 NSDC L6 NSDC T14 NSDC F5 NSDC F6 OBC TR7 OBC OS1 OBC OS2 OBC OS3 OBC OS5 OBC OS6 OBC OS9 OBC NE8 OBC NE9 OBC NE10 OBC NE11 OBC HE12 SABC HE11 SABC HE13 SABC LNC4 SABC LNC5 SABC LNC6 SABC LNC7 SABC LNC10 SABC LNC11 SABC LNC12 SABC TLR6	Sites of Nature Conservation Interest Protected or Endangered Species Development affecting Shropshire Hills AONB Development in the Countryside Development affecting parkland & historic gardens Ironbridge Gorge World Heritage Site Hillside Protection of Burgage Plots Maintenance access to Wesley Brook Cyclists & Pedestrians Development in the Countryside Open Areas Sites of Special Conservation Value Areas of Special Environmental Interest Tree Preservation Informal Countryside Recreation Sports and Recreation Area Provision Existing Recreation Areas Gobowen to Blodwel Railway Line Shelf Bank, Oswestry Protection of Open Spaces Existing Playing Fields Adult and youth provision New Development Amenity & Childrens Playspace The Urban Green Network Ramsar Sites, Special Protection Areas and Special Areas of Conservation Sites of Special Scientific Interest Wildlife Sites Watercourses Areas of Environmental Character Historic Parks & Gardens Historic Battlefields Green Spaces Nature Conservation Sites of International Importance Conservation of National Nature Reserves and Sites of Special Scientific Interest Conservation of Regional and Local Sites of Ecological, Geological and Physiographical Importance Trees & Woodlands Community Woodlands Arboretum Recreational Open Space

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
<p>CS17: Environmental networks (continued)</p>	<p>SABC TLR7 SABC TLR8 SABC TLR10 SABC TLR11 SABC T5 SSDC E1 SSDC E2 SSDC AC6 SSDC S11 SSDC S18</p>	<p>Playing Fields within Educational Establishments Open Space Provision in New Residential Developments Riverside Walks Shrewsbury-Newport Canal Cycle Routes Landscape Conservation Nature Conservation Community & Recreational Facilities Retention of Open Space New and Improved Sport & Leisure Facilities in Ludlow and Church Stretton</p>
<p>CS18: Sustainable water management</p>	<p>BDC D1 NSDC D1 OBC NE11 OBC NE12 OBC H4 OBC H15 OBC H16 SABC INF8 SSDC RE2 SSDC SD2 SSDC AC7</p>	<p>Design and Amenity General Development Control Criteria Watercourses Water Resources and New Developments Development Control Standards for New Development St Martins Sewerage & Water Supply Windfall Housing Development Within Settlements Development in Areas at Risk From Flooding Water Environment Pollution of Resources Capacity of Existing Infrastructure</p>
<p>CS19: Waste management infrastructure</p>	<p>JSP P64 JSP P65 JSP P66 JSP P68 Waste Local Plan P5 Waste Local Plan P9 Waste Local Plan P10</p>	<p>Waste Minimisation Provision of Waste Facilities Protection of Waste Management Sites Transport of Minerals & Waste Reducing the Transport of Waste by Road Safeguarding of Waste Management Sites Co-Location</p>

Core Strategy Policy	Replaces Local Plan and Structure Plan Policies	
<p>CS20: Strategic planning for minerals</p>	<p>JSP P58</p> <p>JSP P59</p> <p>JSP P60</p> <p>JSP P61</p> <p>JSP P62</p> <p>Mineral Local Plan M1</p> <p>Mineral Local Plan M11</p> <p>Mineral Local Plan M14</p> <p>Mineral Local Plan M15</p> <p>Mineral Local Plan M16</p> <p>Mineral Local Plan M17</p> <p>Mineral Local Plan M18</p> <p>Mineral Local Plan M29</p> <p>Mineral Local Plan M30</p>	<p>A Sustainable Approach to Minerals Development</p> <p>Environmental Considerations</p> <p>Landbanks for Non-Energy Minerals</p> <p>Regional Apportionments for Aggregates</p> <p>Secondary Aggregates</p> <p>A More Sustainable Approach to Mineral Development</p> <p>Transport of Minerals</p> <p>The Future Working of Sand & Gravel</p> <p>Sand and Gravel Working Outside the Allocated Sites & Preferred Areas</p> <p>The Future Working of Crushed Rock</p> <p>Secondary Aggregates</p> <p>Limestone Quarrying on Wenlock Edge</p> <p>Safeguarding Mineral</p> <p>Comprehensive Working of Mineral Resources</p>
<p>Implementation Plan</p>	<p>OBC H15</p> <p>SSDC S18</p> <p>SSDC S19</p>	<p>St Martins Sewerage & Water supply</p> <p>New & Improved Sports & Leisure Facilities in Ludlow & Church Stretton</p> <p>Traffic Management Measures Ludlow</p>



Glossary

March 2011

- **Adopted plan**

If a planning document has been adopted it means it has been approved in its final form by the Council, and will go on to form part of the Local Development Framework. If a planning document is in development this means the final version has not yet been approved.

- **Advantage West Midlands**

The Regional Development Agency for the West Midlands. It works towards bringing greater economic prosperity to the region.

- **Affordable Housing**

Housing that is subsidised in some way for people unable to rent or buy on the open housing market. The definition includes housing for key workers and shared ownership homes and the 'build your own affordable home' scheme for low cost home ownership (also see 'local needs affordable housing'). The formal definition is found in Planning Policy Statement 3: Housing as, "Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and include provision for the home to remain at an affordable price for future eligible households, or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision."

- **Aggregates**

Material used in construction work or as fill consisting of rock crushed by nature (sands and gravels) or crushed by man (quarried rock which is then crushed on site).

- **Air Quality Management Areas (AQMA)**

A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

- **Annual Monitoring Report (AMR)**

A report submitted to the Government by Local Planning Authorities or Regional Planning Bodies assessing the progress and effectiveness of the Local Development Framework.

- **Appropriate Assessment (AA)**

The purpose of an appropriate assessment is to assess the impacts a local development document will have on internationally designated nature conservation sites. As of October 2006 all councils must decide if they need to carry out an appropriate assessment on the local development documents they produce. If an assessment needs to be carried out it can either form part of the sustainability appraisal, or can be a document in its own right. The Appropriate Assessment can also be termed the Habitats Regulation Assessment (HRA).

- **Area Action Plan (AAP)**
 A type of planning document that focuses upon a specific location or area. They may be used to provide the planning framework for areas of significant change or where conservation is required.
- **Area of Outstanding Natural Beauty (AONB)**
 A statutory landscape designation recognising that a particular landscape is of national importance. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. The Shropshire Hills is Shropshire's only AONB.
- **Biodiversity**
 Summarises the phrase biological diversity. It is the variety of life around us (mammals, birds, reptiles, amphibians, fish, invertebrates, plants, fungi, and other micro-organisms).
- **Brownfield**
 Land, or specific sites, that have been previously used for buildings or infrastructure.
- **Business Board Plan**
 The Business Board provides private sector-led advice to Shropshire Council on economic development matters to ensure business views are taken in to account when developing economic policy. The Business Board Plan sets out practical steps through which Shropshire Council and its partners can drive the economic development and regeneration of Shropshire.
- **Coal Bed Methane**
 This is a form of natural gas that can be extracted from coal beds and used for electricity and heat generation. The extraction process means that methane can be extracted from the coal without the physical properties of the coal being detrimentally affected. The gas can therefore be extracted from coal seams in areas where the coal would be unlikely to be worked by traditional mining methods.
- **Community Infrastructure Levy (CIL)**
 Legislation due to be introduced by Government to empower Local Authorities to be able to charge a levy on most types of new development to help finance the local and sub-regional infrastructure needed to support growth.
- **Conservation Area**
 Areas of special architectural and/or historical interest, the character or appearance of which is deemed to be desirable to protect or enhance. This relates to the character and appearance of the whole area not just a single building.
- **Core Strategy**
 The primary planning policy document for a Local Authority area. It sets out a clear, long term vision for the future pattern of development, a set of strategic objectives, and introduces policies to deliver the vision.

- **Countryside**

Countryside is considered to be the area outside of Market Towns (including Shrewsbury) and Key Centres identified in Policies CS2& CS3, and Community Hubs and Community Clusters(the framework for which is set out in Policy CS4) and which will be defined in the Site Allocations and Management of Development DPD. A traditional approach has been that settlement development boundaries have been used to define the limits of settlements, with land outside settlement development boundaries being regarded as countryside. However the Site Allocations & Management of Development DPD will consider further whether development boundaries will be drawn.

- **Development Plan**

The development plan for a Local Authority area is made up of the Regional Spatial Strategy (RSS), produced by the Regional Planning Body, and Development Plan Documents (DPDs) produced by the Local Authority. The development plan is used to assess planning applications.

- **Development Plan Documents (DPDs)**

Development Plan Documents (DPDs) are the statutory planning documents prepared by the Local Authority. They include policies which planning applications can be assessed against, and they can indicate where potential sites for future development are to be located. The Core Strategy is the primary Development Plan Document.

- **Devon Toolkit**

Approach developed by Devon Councils and partners to design a consistent approach to assessing the sustainability of rural communities.

- **Employment Land**

Land which is used for office, industrial or warehousing use.

- **Equivalent self sufficiency**

A waste planning term relating to making provision to manage an equivalent quantity of waste to that which is generated in a Waste Planning Authority area. This does not mean, for example, that all waste produced in Shropshire is managed in Shropshire. Rather the most appropriate facilities are used for each type of waste. For some wastes these facilities are only located in certain areas beyond an authority's border. This recognises the need for sharing of facilities across Waste Planning Authority boundaries.

- **Evidence Base**

The collection of wide ranging information and data used to support the production of policies in DPDs.

- **Examination**

All DPDs are subject to independent examination before a Planning Inspector. The Inspector's role is to consider the DPD as a whole and to determine its soundness. In doing so the Inspector will consider all representations made and any changes which may have been suggested. Following the examination, the Inspector will produce a report which will be binding on the Local Authority.

- **Exception site**
Small sites solely for affordable housing which would not otherwise be released for general market housing.
- **Flood Risk Assessment (FRA)**
Site specific flood risk assessments (FRAs) set out the potential risk from flooding on particular sites. They should be submitted alongside certain development proposals and use the Strategic Flood Risk Assessment (SFRA) as a starting point for understanding the level of flood risk posed to a particular site.
- **Green Infrastructure**
A network of connected, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people, including through providing safe, convenient and attractive walking and cycling routes, wildlife and the environment.
- **Green Belt**
A statutory planning designation affecting land around large urban areas, designed to control urban sprawl and protect the countryside. In Shropshire the only land designated as Green Belt lies in the eastern spatial zone.
- **Greenfield**
Land, or a particular site, that has not previously been developed.
- **Growth Point**
A Government programme to support local authorities in the delivery of housing and employment growth. Shrewsbury is a designated Growth Point within Shropshire.
- **Homes and Communities Agency**
National housing and regeneration delivery agency for England.
- **Housing for local needs**
If 'affordable' is not specified, 'local needs' includes both market housing and 'affordable' (ie. non-market) housing. It can cover a full range of housing types, prices and tenures, including social rented, shared ownership, shared equity, lowcost home ownership, starter homes, bungalows, family homes, low end of the market, mid-market and high end of the market. Its definition in practice is tied to an assessment of local needs in the settlement concerned in relation to house types, prices and tenures.
- **Housing Strategy**
This provides the policy framework for many aspects of housing actions by the Council and other organisations, including: provision and affordability; quality; supporting vulnerable households; meeting the needs of gypsies and travellers; preventing homelessness; housing options; and landlord services in the social rented sector, comprising Housing Association and Council houses.
- **Implementation Plan**
The Implementation Plan for the LDF outlines the key infrastructure requirements needed to support regeneration and the scale of growth identified in the Core Strategy. This is allied to the Local Investment Plan (LIP). Together they comprise the Regeneration Prospectus.

- **Infrastructure**

The collection of services that support development including electricity and other utilities, roads, sewerage, health facilities, open space and other green infrastructure, and the emergency services.
- **Joint Strategic Investment Board (JSIB)**

New body replacing the West Midlands Regional Assembly and overseeing work on regional strategies. It comprises board members from AWM and Local Authority leaders.
- **Landbank**

A stock of planning permissions in the Plan area for the winning and working of minerals. It is usually expressed in years.
- **Lifetime Homes**

Houses that are flexible enough to deal with changes in life situations of occupants e.g. caring for young children, temporary injuries, declining mobility with age. The Lifetimes Homes Standards is a set of criteria developed by a group convened by the Joseph Rowntree Foundation in 1991 to help house builders produce more flexible housing.
- **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
- **Live/work**

A property specifically designed for dual use with a combination of both residential and employment space. This is a formal division of residential and workspace floor space within the same unit which does require planning permission.
- **Local Area Agreement (LAA)**

The local area agreement (LAA) is a formal three year agreement between central Government and the local area aimed at improving the quality of life for local people. The local area is represented by local authorities and other key partners through the Local Strategic Partnership. The Sustainable Community Strategy provides the framework for the LAA and sets targets for achievement.
- **Local Development Documents (LDDs)**

This is the collective term used to describe the various planning documents produced by the council. Collectively they deliver the planning strategy for the council's area.
- **Local Development Framework (LDF)**

The portfolio of Local Development Documents, which together set a vision for future development and provide a set of policies to guide development. The LDF includes:

 - **Development Plan Documents**
 - **Supplementary Planning Documents**
 - **Statement of Community Involvement**
 - **Local Development Scheme**
 - **Annual Monitoring Report**

- **Local Development Scheme (LDS)**

The LDS describes the planning documents which a Local Authority intends to prepare and the timetable for their preparation. This must be agreed with Government and reviewed every year.

- **Local Investment Plan (LIP)**

The Local Investment Plan forms part of the Single Conversation between the Council, the Homes and Communities Agency and other public sector funding bodies. It identifies how regeneration and supporting infrastructure will be delivered. The LIP is closely allied to the Implementation Plan of the Core Strategy covering a wide range of aspects such as economy, education, skills, health, transport, climate change and the environment.

- **Local needs**

In relation to housing and employment, 'local' refers to the need in the settlement and its hinterland. The extent of a settlement's hinterland is essentially its sphere of influence, and ends where another settlement's sphere of influence becomes more dominant. For practical purposes this can be approximated by a set distance, or a parish boundary. In relation to affordable housing, section 106 legal agreements will define the extent of 'local area' in relation to a particular development. 'Local area' can differ between settlements and over time. Consequently the extent of 'local area' is defined in the Type and Affordability of Housing SPD, as a document that is both more detailed and more readily updated than the Core Strategy.

- **Local needs affordable housing**

Affordable housing that is provided for people with a strong connection to the local area. It includes social rented and shared ownership homes that are managed by Housing Associations, which have a 'local connection' requirement in the lettings policy. Local needs affordable housing also includes the low cost home ownership, such as the 'build your own affordable home' scheme. Such homes have a permanent restriction on their value and occupancy, through a section 106 legal agreement and restriction on the title, to ensure they can never be sold at full market price and to ensure that subsequent purchasers have a strong connection to the local area. Detailed definitions of what constitutes a 'strong connection' and the extent of the 'local area' are contained in the Type and Affordability of Housing SPD.

- **Local Plan**

The 'old style' local planning policy produced by district and borough councils. Changes brought about in the Planning and Compulsory Purchase Act 2004 replaced Local Plans with the LDF. Certain policies within the Local Plans of Shropshire's authorities have been saved under transitional arrangements to the new planning system until they are replaced by the Shropshire Council LDF.

- **Local Strategic Partnership (LSP)**

The Local Strategic Partnership (LSP) is a partnership involving local councils; regional, public and local agencies; the voluntary and community sector; business; young people; and equality and diversity communities. Partners work together to meet local needs and improve the quality of life. The Shropshire Partnership acts as the LSP for Shropshire.

- **Local Transport Plan (LTP)**

The Local Transport Plan, produced by Shropshire Council, as the highways authority, sets out the strategy and action plan for the area's transport needs and the priorities to seek funding for transport improvements.
- **Market Towns Revitalisation Programme**

A Shropshire Council programme to help guide future regeneration activity in the Market Towns. The programme is currently under development.
- **Mineral Safeguarding Areas (MSA)**

These ensure that economic mineral resources are adequately and effectively considered in land use planning decisions for non mineral development. The Mineral Safeguarding areas alert prospective developers of non-mineral development to the existence of valuable mineral resources.
- **Nitrate Vulnerable Zone**

These have been established by the Environment Agency in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land.
- **Permitted Reserves**

Saleable minerals in the ground with planning permission for winning and working. Usually expressed in million tonnes.
- **Planning and Compulsory Purchase Act 2004**

This is the legislation passed by the Government which brought about changes to the planning system in England. It introduced the Local Development Framework as a replacement for the Structure Plan and Local Plans. The Act took effect in September 2004.
- **Planning Policy Guidance (PPG)**

Issued by central government these are national policy guidance notes which set out the requirements for planning. They include policies and some practical advice for the implementation of policy. They are in the process of being replaced by Planning Policy Statements which were introduced into the planning system by the Planning and Compulsory Purchase Act 2004.
- **Planning Policy Statement (PPS)**

These are individual documents stating the Government's national policy framework for specific areas of planning. These were introduced in the Planning and Compulsory Purchase Act 2004 and are replacing previous PPGs. They differ from PPGs by being more concise and have no reference to the practical implementation of policy. They are material considerations in planning application decisions.

- **Proposals map**
The base map which shows the sites proposed for development in Development Plan Documents.
- **Ramsar Sites**
Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
- **Readily available land**
Defined within the RSS. A site is defined as readily available if all the following criteria are met: the site either has planning permission and/or is allocated for economic development in the development plan and/or is committed by an appropriate Council resolution; there are no major problems of physical condition; no major infrastructure problems in relation to the scale of development/activity proposed; and the site is being actively marketed.
- **Recognisable named settlements**
As defined in Shropshire Council's Type and Affordability of Housing SPD. Such settlements will normally have a name on the Ordnance Survey map, and meet at least one of the following criteria: have some local service(s) or facility(ies); be within safe walking distance, a short walk of a bus stop that has at least a daily bus service, or within a short car journey of a larger settlement benefiting from some local services or facilities; or be accessible (within 3 km) of a rural enterprise employing at least 3 people provided that the initial occupier of an affordable dwelling has a contract of employment there.
- **Regeneration Prospectus**
The name for the delivery programme comprising the LDF Implementation Plan and the Local Investment Plan, to be produced by Shropshire Council.
- **Regional Economic Strategy (RES)**
Prepared by AWM, the West Midlands Economic Strategy, entitled Connecting to Success, sets out the regional strategy for achieving economic growth in the region and focuses on the importance of business, people and place in delivering a successful economy.
- **Regional Planning Body (RPB)**
The body that prepares, monitors and reviews the regional planning guidance for its region. For English regions the RPB is the Regional Assembly. They are responsible for developing and co-ordinating a strategic vision for improving the quality of life in a region. RPBs must set priorities and prepare certain regional strategies, including the Regional Spatial Strategy.
- **Regional Spatial Strategy (RSS)**
The RSS establishes the planning vision for the region and sets out policies covering a range of issues including housing, transport, economic development and the environment. The RSS for the West Midlands is prepared by the West Midlands Regional Assembly. All planning documents prepared by local authorities in the region must conform to the policies laid out in the RSS.

- **Rural diversification**

The growth, extension or variation of the range of products or fields of operation of a rural business. For example, this might entail branching out from traditional farming activities to a new income generating enterprise such as tourism or food processing. The increased mix and type of employment opportunities in rural areas can help sustain rural communities.

- **Rural Regeneration Zone (RRZ)**

Set up by Advantage West Midlands the RRZ brings together partners from the public, private and voluntary sector to develop and implement a programme of economic regeneration for the area. Large areas of Shropshire, including the majority of south and north west are covered by the RRZ.

- **Saved Policies**

Policies within Local Plans and Structure Plans that are saved for a period of time during production of Local Development Documents. Within Shropshire the Shropshire Council LDF will eventually replace the saved policies in the Local Plans and Structure Plan (prepared jointly by Shropshire County Council and Telford and Wrekin) of the six former local authorities.

- **Scheduled Ancient Monument**

Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

- **Section 106 Agreement**

A legal agreement between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. The term comes from the legislation under section 106 of the 1990 Town & Country Planning Act.

- **Secured by Design**

This focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products.

- **Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites.

- **Shrewsbury Vision**

Emerging Shropshire Council regeneration framework for urban areas within the town where considerable change is needed.

- **Single Conversation**

A Homes and Communities Agency led initiative to make connections between housing and regeneration need, market opportunity, planning policy, land supply and development viability.

- **Single Integrated Regional Strategy (SIRS)**
Government reforms to bring together economic development and planning at regional level and address fragmentation of strategies (RSS and RES) by replacing with a single integrated strategy.
- **Site Allocations and Management of Development DPD (SAMDev)**
Planning policy document that identifies specific and defined areas of land for particular or mixed use developments. The document also includes detailed planning policies to guide and manage development.
- **Site of Special Scientific Interest (SSSI)**
A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.
- **Social Rented**
Housing that is rented from either a housing association or the council. Social housing is regulated by the Tenant Services Authority and must be at affordable rent levels.
- **Source Protection Zone**
The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.
- **Spatial planning**
The Government is seeking to promote greater integration between the land use planning system and the various strategies produced by local authorities and other organisations. The spatial approach towards planning goes beyond the grant or refusal of planning permission and involves a wider range of policies than has normally been included in planning documents.
- **Special Area of Conservation (SAC)**
These are strictly protected sites designated under the EC Habitats Directive. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).
- **Special Protection Areas (SPA)**
Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
- **Statement of Community Involvement (SCI)**
Statement of a Council's proposed standards and approach to involving the local community and stakeholders in the preparation, alteration and review of all Local Development Documents and development control decisions. The statement is subject to independent examination and forms an essential part of the Local Development Framework.

- **Strategic Flood Risk Assessments (SFRA)**

Used as a tool by Local Authorities to assess flood risk for spatial planning, producing development briefs, setting constraints, informing sustainability appraisals and identifying locations of emergency planning measures and requirements for individual development flood risk assessments.
- **Strategic Housing Land Availability Assessment (SHLAA)**

The SHLAA provides an informed estimate of the availability of land where housing could be developed at a given point in time. It informs the LDF process and helps ensure that councils maintain a five-year supply of available housing land. It is updated annually.
- **Structure Plan**

The 'old style' planning document setting out the strategic planning policies for shire counties that form the basis for detailed policies in Local Plans. The Structure Plan for Shropshire was jointly prepared with Telford and Wrekin. The Planning and Compulsory Purchase Act 2004 replaced the Structure Plan with the LDF. Certain policies within the Structure Plan have been saved under transitional arrangements to the new planning system until they are replaced by the Shropshire Council LDF.
- **Supplementary Planning Documents (SPDs)**

A planning document that gives further information on policies laid out in Development Plan Documents such as the Core Strategy. They can cover a range of site and theme specific issues but should not contain new policies.
- **Sustainability Appraisal (SA)**

All Local Development Documents need to include a separate document called a Sustainability Appraisal (SA). The SA appraises the economic, environmental and social effects of planning policies to ensure they uphold the principles of sustainable development. All Sustainability Appraisals need to include the requirements of a European directive called the Strategic Environmental Assessment.
- **Sustainable Community Strategy (SCS)**

A wide ranging strategy aiming to improve the social, environmental and economic well being of a Local Authority area, focussing on the needs, aspirations and priorities of local communities. The Sustainable Community Strategy co-ordinates the actions of public, private, voluntary and community sectors. The Government intends that LDFs will provide spatial expression to those elements of the Sustainable Community Strategy which relate to the use and development of land
- **Sustainable Drainage System (SuDS)**

This includes drainage systems that are designed to promote filtration and evaporation of water close to source to avoid the use of pipes directly into watercourses. SuDS can aid water quality, maintain groundwater levels and contribute to a reduced risk of flooding.
- **Sustainable Transport**

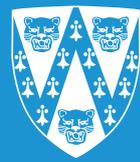
Transport choices which minimise the environmental impact of travel, including walking and cycling for shorter journeys, combined with train or bus for longer journeys. The environmental impact of car travel can be reduced through driving techniques, more economical models, and alternative fuels e.g. electricity.

► Notes



► Notes





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