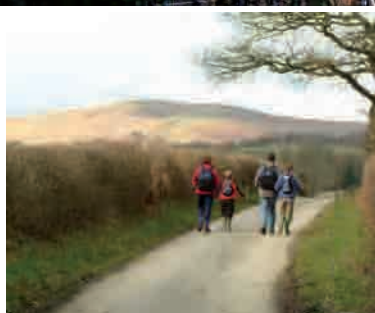


Shropshire  
Council



# Shropshire Core Strategy: **Issues and Options**

January 2009



*“To improve significantly  
the quality of life for Shropshire  
people by working together”*

Source: Shropshire Community Strategy runs from 2006 – 2010



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# Shropshire Core Strategy: **Issues and Options** January 2009

## 1. Introduction

### **Purpose and Structure of this Issues and Options Report**

- 1.1 This document has been produced jointly by Shropshire Councils as part of the process of preparing a new Local Development Framework (LDF) for Shropshire. Its purpose is to lead the debate and generate discussion about how the county should develop and change over the next 20 years. The report sets out issues and options for the Core Strategy, the main planning document within the LDF. It builds on the feedback we received on a series of Topic Papers published in July 2008.
- 1.2 Developing the Core Strategy will involve making important, and sometimes difficult, decisions and choices about how and where the need for new development in Shropshire can best be met. The 'Issues and Options' consultation is the first significant stage for public and stakeholder involvement in the development of the Core Strategy. It is an opportunity for you to have a say and make your views known at an early stage in the plan making process, before decisions are taken.
- 1.3 We are undertaking this consultation to help us:
  - identify and focus on the 'key' issues facing Shropshire that the Core Strategy needs to address;
  - gauge opinion on the main planning and development choices which need to be made;
  - ensure that all reasonable options and alternative approaches for addressing the issues have been identified and evaluated.

### **Shropshire Council**

- 1.4 From 1st April 2009 the six existing local authorities of Bridgnorth District, North Shropshire District, Oswestry Borough, Shrewsbury and Atcham Borough, South Shropshire District and Shropshire County Council will merge to form a single Shropshire wide unitary council: Shropshire Council. All the services provided by these authorities, including the planning service, will transfer to the new authority.
- 1.5 The move to a single council, acting as the Local Planning Authority for Shropshire, will mean that the number and type of planning documents produced across the county will be radically reduced but will have greater geographic coverage. Since the beginning of 2008, the six existing councils have been working together to begin developing the Shropshire LDF, with initial priority being given to the Core Strategy.



## The Shropshire Core Strategy

- 1.6 The Core Strategy Development Plan Document (DPD) will be the principal document of the Shropshire LDF. It will set 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. Within the context of national and regional planning policy it will take account of a range of social, environmental and economic considerations in order to address the challenges and opportunities facing the area. 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 development of the Strategy. The key stages in the plan making process are shown in Figure 1.1 below:

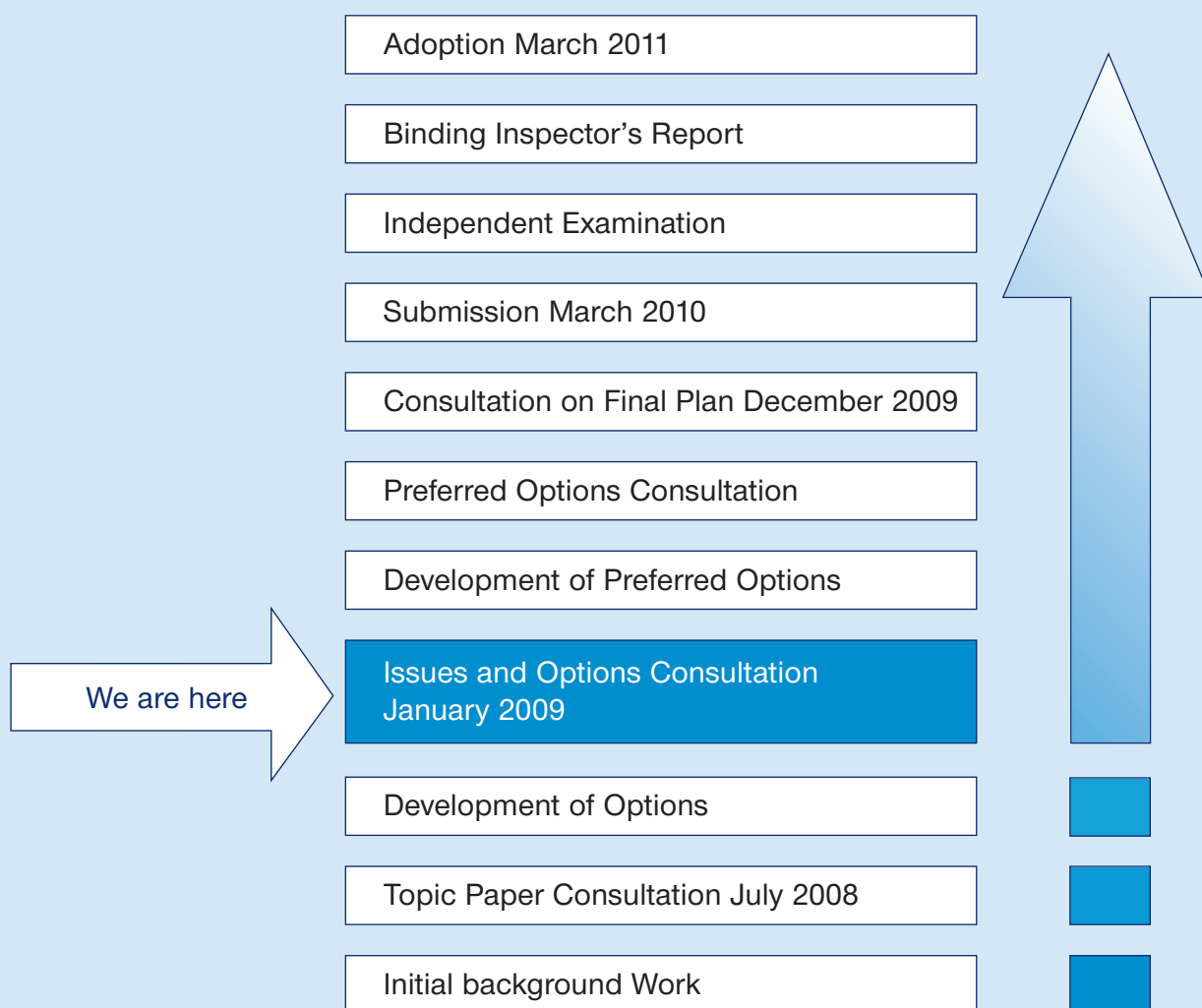


Figure 1.1: Core Strategy Preparation Process

## Structure of the Issues and Options Report

- 1.7 The structure and content of the Issues and Options document reflects the requirements of government guidance for developing Core Strategies. It includes the following key components:
- A **Spatial Portrait** outlining the key socio-economic, environmental, and physical characteristics of Shropshire along with the key challenges to be faced;
  - A draft **Spatial Vision**, which sets out the type of place we want Shropshire to be in 2026.
  - Draft **Strategic Objectives** for the area, linked to the vision, focussing on the key issues to be addressed.
  - A series of Choices, which identify the alternative options for the distribution, location, and management of development in Shropshire for the period to 2026.
  - A summary of the **Sustainability Appraisal**, which assesses the potential impacts of the various alternative options against a set of social, environmental and economic objectives. (A copy of the full Sustainability Appraisal of the Issues and Options is published as a separate document alongside this report).

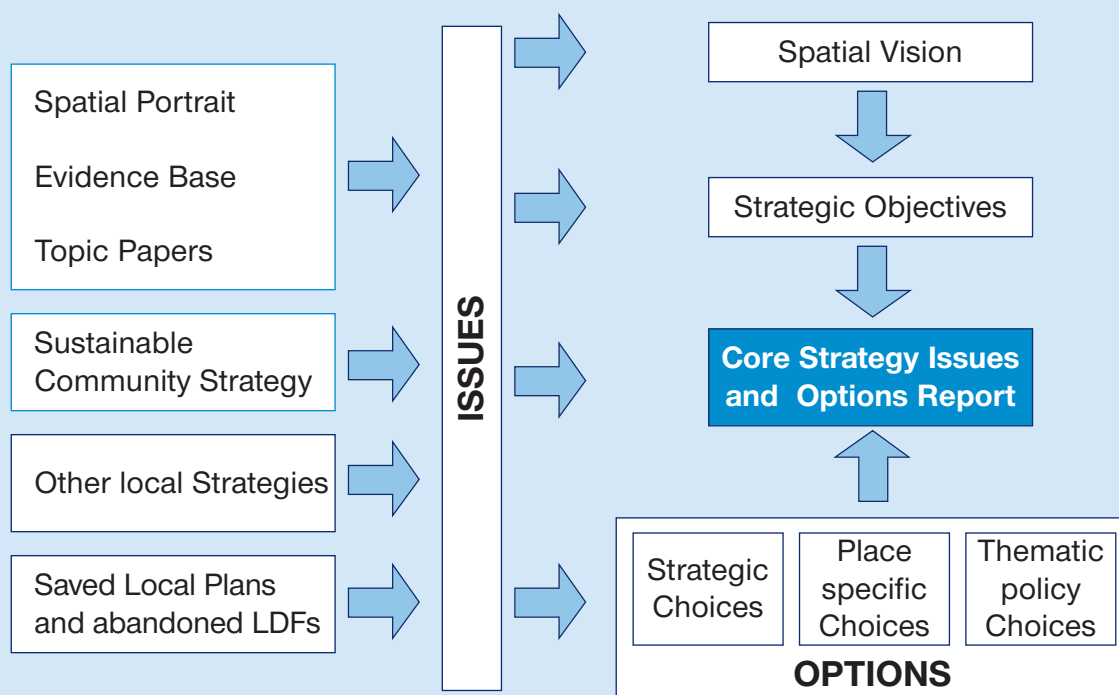


Figure 1.2 Developing the Shropshire Core Strategy

## Evidence Base

- 1.8 The development of the Core Strategy is based on an extensive and comprehensive evidence base which is summarised in the series of 8 thematic Topic Papers, which we published and consulted on last year (<http://www.shropshire.gov.uk/shropshire/planning.nsf>). This 'Issues and Options' report also draws on evidence and consultation findings from recent work on 'saved' local plans and the early stages of preparing district based LDF's, work on which ceased following the decision to move to unitary local government in Shropshire.

## **Links with the Sustainable Community Strategy**

- 1.9 The Shropshire Sustainable Community Strategy<sup>1</sup>, produced by the Shropshire Partnership, acting as Shropshire's Local Strategic Partnership, provides a strategic context for the county and for the development of the LDF. The current Shropshire Community Strategy runs from 2006 – 2010 and sets out key community priorities. The Shropshire Partnership has recently begun work to produce a revised Sustainable Community Strategy which will help guide the new unitary authority during the period 2009 – 2029.
- 1.10 The LDF will provide a spatial expression of the 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.

## **What has already been decided?**

- 1.11 Whilst it is important that the Core Strategy reflects the views and aspirations of local communities, it should be remembered that there are other factors and some priorities that have already been established that we must take into account, if the Core Strategy is 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 other agencies, which will have implications for future development in Shropshire.

## **Shropshire LDF**

- 1.12 The Shropshire LDF will eventually replace the saved policies contained in the Local Plans prepared by the six existing authorities and the Shropshire and Telford & Wrekin Structure Plan, prepared jointly by Shropshire County and Telford & Wrekin Councils.
- 1.13 Work to begin preparing a Site Allocations and Development Management DPD will follow later this year. Further information on the documents Shropshire Council intends to prepare as part of its LDF is set out in the Local Development Scheme (LDS) – the project plan and timetable for producing the LDF. Copies of the LDS are available to view and download from the planning pages of Shropshire County Council's website: [www.shropshire.gov.uk/shropshire/planning.nsf](http://www.shropshire.gov.uk/shropshire/planning.nsf)

<sup>1</sup> Visit [www.shropshire.gov.uk](http://www.shropshire.gov.uk) and search for the Shropshire Sustainable Community Strategy



**Agenda Item No. 10.4**  
**Appendix****How to Get Involved**

To view and download an electronic copy of this Issues and Options document, visit the Shropshire Council Website:

[www.shropshire.gov.uk/shropshire/planning.nsf](http://www.shropshire.gov.uk/shropshire/planning.nsf)

You can also view the document at all local libraries and Community Information Points across Shropshire.

Paper copies of the document are available on request from the contact details below.

A standard consultation response form has been produced, which sets out a number of questions we would like your comments on. If you would like to make additional comments on the Issues and Options document, please e-mail them to: **[planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk)**

Or send them to:

**Planning Policy team**

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

All completed response forms and comments should be received by 9 March 2009.

For general inquiries and to request copies of the document please call:  
01743 210345

For more detailed inquiries about the document please call:  
01743 252566

If you require a copy of this document in an alternative format, for example, large print, Braille, audio cassette or an alternative language, please call 01743 210345

**What Happens Next?**

- 1.14 We will make a summary of the responses to the Issues and Options consultation available. The comments we receive will be used to inform the further development of the Shropshire Core Strategy and will help us to decide which options would be best to pursue. A Preferred Options Report will be published in 2009.



## 2. Spatial Portrait: Trends and Relationships

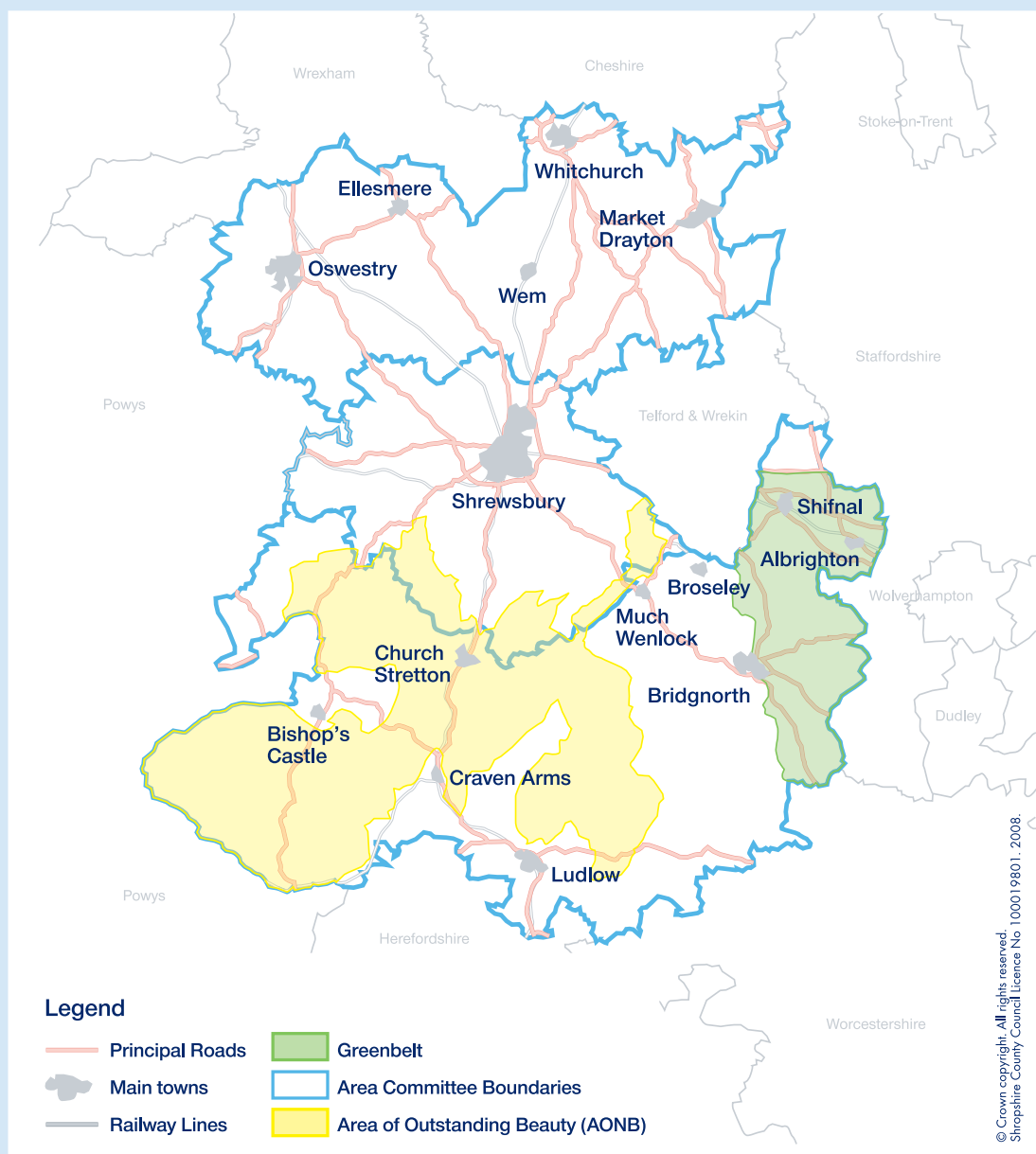


Figure 2.1: Sub-regional Context

### Sub-regional Context

- 2.1 Shropshire is a large, diverse but predominantly rural, inland county. There are a range of interactions taking place affecting Shropshire which cross its boundary with adjacent areas in Herefordshire, Worcestershire, the Borough of Telford and Wrekin, Staffordshire, the West Midlands conurbation, Cheshire and across the English-Welsh border. They include: cross border service provision such as shopping, health, education and leisure; transport links and commuting patterns, and inter-dependencies in housing markets. Shrewsbury is a Government designated Growth Point and acts as a service centre for a significant part of mid Wales.

## Population

- 2.2 Shropshire has a total population of 290,900 (2007) 63% of whom live in urban areas and 36% live in rural villages and hamlets, and dispersed dwellings in the wider countryside. Shropshire is one of most sparsely populated counties in England. The county contains urban, semi-urban, rural and deeply rural areas, particularly in the South, and in the most rural areas population densities are very low and access to some services can be limited. Shrewsbury is the largest settlement and contains about a quarter of the total population. The other main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population.
- 2.3 Between 1991 and 2007, the population of Shropshire grew significantly faster than the regional average due to migration into the area. However, the growth was amongst the population of older people and was partially offset by an outflow of young adults. Excluding migration, natural change in the county has resulted in a loss of population (more deaths than births). Household growth rates between 1991 and 2004 were over twice the level of population growth. This may be due to increased divorce rates, more people choosing to live alone and more single pensioner households. The county has an ageing population caused by greater longevity, long-term decline in the number of births and the ageing of the post-war 'baby boom' generation. A high proportion of people moving to Shropshire are also of retirement age. About a quarter of the people living in small rural settlements are over 60 years of age and this ageing population profile, combined with demographic trends towards smaller households, has potential implications for future development such as:
- Increased requirements for support to enable older people to stay at home;
  - Increased need for specialised housing accommodation for older people;
  - Under occupancy of larger housing stock, creating a potential blockage in the market which may force younger families to leave the area;
  - The need for accessible community services including health.

## Housing

- 2.4 Over the last 10 years, new housing development has been distributed across the county with 18% of development in Shrewsbury; 41% in the remaining market towns; 12% in smaller towns (over 1000 population); 19% in smaller settlements and the remaining 10% in rural areas outside settlements. The average rate of housing completions in Shropshire during the period 2001 – 2007 was 1151 units per annum, against a target average during the period 2001-2006 of 1260 units (Joint Structure Plan). The West





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Midlands Regional Spatial Strategy is currently the subject of a partial revision. In December 2007, the WMRA published its Preferred Option, indicating a total requirement for Shropshire for the period 2006-2026 of 25,700 new dwellings, an annual average of 1,285 dwellings. In terms of housing land, potential supply was estimated by the local planning authorities in 2007 to be equivalent to 6.5 years' supply against a standard national target of 5 years.

- 2.5 The predominant dwelling 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 in the area. Recent trends in housing completions suggest that a greater number of smaller houses and flats are needed to deliver against local housing needs assessments. In 2001, the majority of houses were owner occupied, whilst 9% were private rented, 14% rented from local authorities or registered social landlords, and 4% other rented. Shropshire faces a particular challenge with respect to affordable housing. Some 70-80% of earning households in Shropshire 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 and the occupation of temporary accommodation such as mobile homes and caravans in Shropshire is significantly higher than the regional and national average. The area has an extremely diverse Gypsy and Traveller population, with varying needs and a large number of small, long-term unauthorised sites.

### Health

- 2.6 Shropshire has a significantly higher proportion of the population aged 65 years and over than national figures. This trend is expected to continue to increase in the future and this will potentially put pressure on existing services. Shropshire is a large rural County with a sparse population and this geography could present challenges for traditional methods of service delivery. Although Shropshire is a relatively affluent area, significant inequalities exist. People living in the most deprived areas are significantly more likely to have long term conditions, to smoke, to be physically inactive and to be obese than those in the most affluent fifth. They are also less likely to eat five portions of fruit and vegetables a day.
- 2.7 Almost all the schools in Shropshire are now involved in the National Healthy Schools Programme. Overall mortality is low for young people, although the 15-24 years age group, and in particular males, are significantly more likely to die as a result of a road traffic accident than people of the same age group nationally. Young people are also more at risk from some sexually transmitted infections than other age groups in the population and alcohol consumption is a concern for young people in Shropshire with a



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significantly higher proportion of regular drinkers than the national average. Young people who are not in employment, education or training and those that are in care, are more likely to experience health inequalities than other young people.

### Education and Training

- 2.8 SAT results continue to be above national and statistical neighbour averages with a strong upward trend over recent years. The level of 'value added' by Shropshire schools to the standard of pupils when they first start school continues to be above average. Approximately 64% of pupils have attained 5 or more GCSE's which is significantly above the national and statistical neighbour averages. School attendance rates are among the highest in the country and the numbers excluded from school are low. There is a wide range of provision available for young people through the youth service which performs better than the national benchmark. Demographic changes have resulted in falling roll numbers in many schools, especially in rural areas, and this has prompted a review of primary school provision, including some proposed closures. Accessibility to further and higher education sites is a key issue in such a rural area, currently many young people leave Shropshire to undertake formal higher education courses and their out-migration is a serious problem for local economic development. The proportion of staff involved in work based training across Shropshire is low compared to other parts of the region. Despite Shropshire's excellent education provision 13% of people live within the 20% most skills deprived areas nationally.

### Crime and Safety

- 2.9 Shropshire is generally a low crime area. All types of crime are greatest in the main centres of population. In rural areas especially the south of the County the population is far more dispersed and therefore less attractive for volume crime. In terms of fear of crime, in 2006 the vast majority of Shropshire residents felt very safe in their neighbourhood, and residents in the south felt safer than those in the rest of Shropshire. Road accidents are the most significant source of accidental death in Shropshire, accounting for about 56% of all accidental deaths. There is also still a high perception of danger from road traffic: Shropshire residents consider road safety to be the biggest community safety concern in their local neighbourhood.

### Community Services

- 2.10 Throughout Shropshire there are a range of local community facilities and services particularly for education, health, recreation and community activities, focussed on the market towns and the villages of the rural area. As the county town, Shrewsbury provides a range of major educational, health, sports, cultural, leisure and community facilities and services for the benefit of both local residents and its hinterland. More detailed information about locally distinctive services is provided in the description of 'spatial zones' in section 3 below.
- 2.11 Rising levels of car ownership and changes in lifestyle and shopping trends have resulted in the closure of many local services such as village shops, garages, and pubs. Shropshire has recently been affected by the nationwide post office closure programme. The internet revolution was addressed successfully by the "Switch on

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Shropshire" project 2003-2008, to roll out broadband coverage in Shropshire's rural areas. However, Next Generation Access (NGA) requires fibre optic cables, with physical limits to the distance that data can travel and this presents difficulties for rural areas with scattered properties.

### Economy

- 2.12 The economy in Shropshire reflects its rural character with agriculture, farm diversification and tourism playing an important part and employing a greater proportion of the workforce than the national or regional average. However despite relatively low unemployment and high levels of employment in the technology and knowledge intensive sectors, output and wage levels remain significantly lower than national or regional averages. Whilst Shropshire is generally fairly affluent, there are areas of considerable urban and rural deprivation. The main employment areas are concentrated in Shrewsbury and the larger market towns. There is a significant military presence with helicopter training at Shawbury, army barracks at Tern Hill and a proposed 'super garrison' at RAF Cosford. In some smaller market towns, there is heavy reliance on a small number of large employers. Whilst there has been a decline in the significance of agriculture as an employment sector, the food related industry remains important. A significant proportion of Shropshire is part of the Rural Regeneration Zone. This is an initiative led by the regional development agency, Advantage West Midlands, to target regeneration funding and activity in the most vulnerable rural areas in terms of general prosperity in the West Midlands region.



### Employment

- 2.13 Shropshire's employment structure is characterised by a strong reliance on key economic sectors which include: tourism, health and social care, environmental consultancy, agriculture and food, medical technology and creative industries. In 2005, 71.8% of employee jobs were in the service sector, whilst manufacturing, energy and water accounted for 19.0%, construction for 6.2% and agriculture for 4.3%. There is an aging workforce, with almost 40% over 50. The number of foreign nationals working in the area has risen sharply in recent years. There were about 13,000 businesses registered for VAT in Shropshire in 2006. Almost all were small businesses employing fewer than 250 people and 86% employed fewer than 10 people. Levels of self employment and home working are higher than the national average. There are significant levels of commuting into and out of the county. Shropshire residents travel longer distances to work than the regional or national average. The Shropshire economy is significantly reliant on lower paid sectors such as agriculture, tourism and retail. In the East and South of the county, residents working locally earn on average 12% less than relatively well paid residents who commute to workplaces outside Shropshire.

## Employment Land

- 2.14 Employment development in Shropshire has generally been consistent with target levels. Shrewsbury has seen continuing economic development on its existing Business Parks and North-East Shropshire has also seen several large developments at Whitchurch and Market Drayton. Development trends suggest that there has been a slow take up of employment land in some areas, with a stronger demand for serviced employment land and that it can be difficult to attract inward investment. Some employment land allocations have been lost to housing use. The economic development strategy for Shropshire therefore focuses on capitalising on existing strengths and fostering the growth of local business. The revised Spatial Strategy for the region has a provision for a continuing five-year reservoir of readily available employment land outside town centres throughout the plan period. Under the preferred option RSS phase 2 revision, Shropshire will have a requirement for 72 hectares of rolling employment land allocations. Shropshire already has a significant employment land portfolio, but in order to satisfy the needs of the local economy in relation to the location, quality, range and choice of investment opportunities, the location and supply of sites is now in need of review and replenishment.

## Town Centres

- 2.15 Shrewsbury is an important sub-regional centre serving a catchment of around 180,000 people within a 20 minute drive time. Experian's 2007 UK Retail Centre Rankings provide a measure of town centre vitality and viability and this places Shrewsbury within the top ten centres in the West Midlands region. Oswestry is Shropshire's second largest centre and the County's largest market town, with a retail turnover significantly greater than that of the other market towns.



- 2.16 There are a further six principal market towns, four in the north (Whitchurch, Market Drayton, Wem and Ellesmere) and two in the south (Ludlow and Bridgnorth). Below this there are a number of smaller, but significant market towns and rural centres which provide food and comparison shopping and other services to the rural communities of Shropshire.
- 2.17 In common with other parts of England, an underlying market trend is the propensity of consumers to shop in larger centres where there is more choice, leading to the continuing decline of smaller centres. Beyond the boundaries of Shropshire there are neighbouring and competing centres at Wrexham, Chester, Stoke (Hanley), Telford, Wolverhampton, Kidderminster and Hereford. Home/electronic shopping has also emerged with the increasing growth in the use of personal computers, the internet and interactive TV. Trends within this sector may well have implications for retailing in Shropshire by diverting expenditure which might otherwise be spent in shops. Other potential concerns include the increasing homogenisation of retailing within town centres and loss of local distinctiveness of the high street and issues relating to the management of the evening and night-time economy



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### Tourism

- 2.18 Much of Shropshire's appeal as a visitor destination 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, cycling and horse riding can be enjoyed. Key day visitor attractions are to be found at Ironbridge Gorge (UNESCO World Heritage site), Stokesay and Ludlow Castles, Severn Valley Railway, RAF Museum Cosford, the Country Parks of Attingham, Weston and Hawkstone and the countryside of the Area of Outstanding Natural Beauty (AONB).



Further smaller attractions that are a feature of Shropshire are its gardens, country houses and estates, castles, golf courses, and family farm attractions. The Shropshire Tourism Strategy (2004) highlights the need to create a stronger identity and sense of place for the County and to communicate this more effectively. Overall, the main objective of the Shropshire tourism industry is to attract more visitors from markets offering high spend per capita and greater likelihood of repeat visitation.

### Transport Networks

- 2.19 Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Shrewsbury and the M6. Whilst the condition of the main road network and levels of congestion are generally satisfactory, there are specific concerns with respect to routes such as the A49 and the A5. 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, Wales, Cheshire and Herefordshire. Shrewsbury is a key rail hub and now benefits from a new direct service from Wrexham to London. A number of trunk roads provide further links with Wales, the North West, the Midlands and the South. Key transport corridors include the A49 / rail corridor which runs north-south through Shrewsbury and the A5 / rail corridor which runs south-east from Oswestry to Shrewsbury and east towards the West Midland conurbation.
- 2.20 All the main settlements are connected by regular and frequent daily bus services. Shrewsbury has an extensive local bus network and bus services also operate in the larger market towns. Public transport options in rural areas are much more limited. 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 and Shrewsbury has recently been selected as one of 12 'Cycling Towns' in England. Shropshire benefits from approximately 5,500km of public rights of way which together form a network of routes which run between villages and towns, and provide access to the countryside.

## Travel Patterns

- 2.21 In Shropshire, between 1971 and 2001 the number of car journeys to work more than doubled. Whilst this is partly due to an increase in the number of people employed, the main reason is a transfer to the car from other modes. This has been driven by both increased car ownership levels and the longer distances people now on average travel to reach their place of work. Levels of car ownership in Shropshire have risen rapidly over the past few decades. A high level of car ownership can be seen as a measure of affluence, but in a rural county like Shropshire many people need a car out of necessity due to the lack of public transport or decline in local services and accessible local jobs. The majority of journeys to work are now made by car, with a higher than average proportion travelling more than 20km each day to work. Even in the larger urban centres of Shrewsbury and Oswestry, only a small proportion of the population now travel to work by public transport. As car ownership and journey distances have increased in Shropshire there has been a corresponding increase in levels of traffic. Traffic levels in Shropshire have more than doubled over the past 25 years and particular congestion hotspots are Shrewsbury town centre, other market town centres and the A5 bypass junctions around Shrewsbury. Potential continued traffic growth in and around Shropshire towns in future years could lead to the emergence of further serious congestion issues.

## Energy

- 2.22 Energy consumption in Shropshire for 2006 from all energy types was estimated at 5,097GWh (excl. transport) and 8,733 GWh (incl. transport). The only significant energy production facility in Shropshire is the coal fired power station at Ironbridge. The plant consumes about 1.2 million tonnes of coal, 3,000 tonnes of biomass and 17,000 tonnes of oil per year and generated 2,850 GWh during 2007-8. Other energy production facilities include:-
- small scale combined heat and power plants attached to industrial premises;
  - plants generating electricity from landfill gas;
  - two small hydro plants;
  - the new bio-digester at Ludlow;
  - small scale on-farm anaerobic digestion facilities.
- 2.23 Less than 1% of energy consumption is currently met from renewable sources. Potential opportunities for biomass, given the largely agricultural land use, have yet to be fully realised. Whilst the potential wind resource is very great, it has yet to be exploited, although there has been a recent application for 7 turbines in north-east Shropshire. The future of Ironbridge coal-fired power station is under discussion and is currently expected to be decommissioned during the plan period. Other proposed power generating infrastructure includes an energy recovery plant in north Shrewsbury, as part of Shropshire's household waste management strategy, and proposals for a biomass power plant at Bishops Castle, utilising local forestry by-products and wood waste. Potential exists for hydro-power on the River Severn as part of the future replacement of suitable weirs.

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### Minerals

- 2.24 Shropshire is famous for its geological history and diversity. The mineral resources currently worked are aggregates (sand and gravel and crushed rock), building stone, brick clay / fire clay and coal. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets. 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 & Wrekin. Maintaining an appropriate future supply of sand and gravel will require the identification of 'broad locations' within which future working could take place in Shropshire, which together with any production from Telford, will be sufficient to meet sub-regional targets.
- 2.25 Shropshire produces about 0.8 million tonnes of sand and gravel per annum. The material is used in the construction industry as cement, concrete and engineering fill. In Shropshire, the 'landbank' (stock of mineral planning permissions) for sand and gravel was equivalent to 21 years production in 2006 (against a target of at least 7 years). Shropshire also produces about 2.5 million tonnes of crushed rock per annum (about half of the regional target). Crushed rock is used as engineering fill, roadstone and asphalt in road construction and maintenance. The available landbank of permissions for crushed rock was equivalent to 27 years production in 2006 (against a target of at least 10 years). The availability of information about the generation and use of alternative aggregates in the Plan area is currently poor. However, there are 15 recycling sites which process construction and demolition waste to generate recycled aggregates. Ash from Ironbridge power station is also an important source of secondary aggregate materials.



### Waste

- 2.26 Approximately 1.2 million tonnes of waste was generated in Shropshire in 2007/08. About 40% of this waste is from construction and demolition and a further 45% is generated by businesses, whilst waste which is directly managed by local authorities amounts to only about 15%. Of the waste generated in Shropshire, about two thirds is recycled or has value recovered from it and the remaining third is landfilled. There are about 90 waste management facilities in Shropshire, mainly near towns or in transport corridors / industrial estates. Although about 40% of waste is produced in Shrewsbury, there are only two local waste recycling facilities and the majority of waste is collected for management in surrounding areas.
- 2.27 The majority of the new waste management capacity which has been permitted during the last few years is for the management of household waste and this has

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helped to secure significantly improved performance in diverting this type of waste away from landfill. The level of applications for waste management development has been rising. Whilst recycling levels for household waste have increased rapidly and targets are currently being exceeded, the majority 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 & 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 and this will require a different and more industrial network of waste management sites. Strategic waste policies are required to support greater resource efficiency and the integration of new waste facilities in appropriate locations.

### Landscape

- 2.28 Shropshire contains some of the most impressive landscapes in England. A very wide range of different rock types can be found in the county, from nearly all geological periods, and this has given rise to a tremendous diversity of scenery. The county's landscape also has a rich human history; ranging from the ancient patchwork of fields and farms in the Shropshire Hills, to the ordered pattern of straight lanes and brick farmsteads on the heath lands of the north-east. This diversity also supports wide range of habitats, including the ancient woodlands along Wenlock Edge, the upland heath lands on the Stiperstones and the Long Mynd, and the raised peat bog at Whixall Moss. In combination, these different physical and cultural aspects determine landscape character, which makes a significant contribution to our quality of life and influences how we feel about the places where we live, work and relax.
- 
- 2.29 One third of the area is upland, mostly in the south and west. The Shropshire Hills are designated an Area of Outstanding Natural Beauty (AONB) and occupy about one fifth of the county. Key priorities and actions for the AONB are set out in a Draft Management Plan (October 2008). A 'Green Belt' designation covers the south eastern part of the county. The quality of Shropshire's landscape is a key economic asset by virtue of its impact on tourism. However, changes in agricultural land management have removed many traditional field boundaries in the predominantly arable areas of east and central Shropshire, and development pressure has changed the landscape on the margins of urban areas. Future impacts from climate change, biofuel crops and the distribution of further built development will require careful management, whilst changes to agricultural and environmental support programmes may provide positive opportunities for landscape enhancement.



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### Biodiversity

- 2.30 The range of plant and animal life or biological diversity in Shropshire owes its richness to the wide range of rock types and topography. This is reflected in the number of statutory and 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.

- 2.31 However, biodiversity is not restricted to the county's nature reserves or other protected sites, but occurs throughout the countryside and in built up areas. The Severn and other rivers and canals form important corridors for wildlife across the county and particularly through the urban areas. Our recognised natural areas, together with the tens of thousands of species recorded by volunteers each year, provide us with an increasingly clear picture of where our biodiversity 'hot spots' are in Shropshire. They also provide us with evidence of the rapid decline of biodiversity in our county, a decline which can only speed up as climate change, agricultural intensification and habitat fragmentation continues. Developing biodiversity networks, radiating out from our existing core biodiversity areas, together with policies for their protection, reconnection and restoration will be essential to allow movement of species and maintenance of diversity as global warming continues.

### Historic Environment

- 2.32 Shropshire's historic environment generates a 'sense of place' and is one of the county's greatest assets and is a key factor in attracting tourism. Historic sites in Shropshire range from Bronze Age ring ditches and Iron Age hill forts, through a major Roman city at Wroxeter, Offa's Dyke, medieval walled towns and castle remains, to important areas of industrial archaeological interest, including part of the Ironbridge Gorge World Heritage Site. The Pontcysyllte Aqueduct and Canal near Oswestry has been nominated as a World Heritage Site. The richness of Shropshire's historic environment is reflected in the number of nationally and locally recognised sites and features. There are 6,719 listed buildings, 431 Scheduled Ancient Monuments and 29 Registered Historic Parks and Gardens in Shropshire. The site of the Battle of Shrewsbury is included on the Register of Historic

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Battlefields. However, the historic environment is much more than these nationally recognised individual sites and features. There are literally thousands of undesignated archaeological sites and vernacular buildings in the county which make a vital contribution to landscape character and sense of place. Historic landscapes include field patterns, settlement patterns, traditional walls and hedgerows and communications routes such as roads, rivers, canals and railways.



- 2.33 The wider value of historic landscapes and townscape in Shropshire is recognised through the process of historic landscape characterisation and by the designation of 117 Conservation Areas. A Historic Landscape Character Assessment has been undertaken for the county and a Historic Farmsteads Characterisation project is due to report in summer 2009. Climate change poses a threat to the physical fabric of historic buildings, whilst changes in land management need to be carefully managed to avoid further damage to archaeology. The Heritage at Risk Register has 35 entries for Shropshire which include both Scheduled Monuments and Listed Buildings. This is supplemented by local Buildings at Risk Registers. Building on existing Conservation Area character appraisals to develop a broader urban characterisation process will help to improve the availability of qualitative information about the urban historic environment. Enhancing access to historic sites and improving interpretation helps to ensure its protection and is a key part of building a sense of place.

### Environmental Resources

- 2.34 Geology, topography, soils, water, land use, tree cover and settlement patterns define the quality of the natural and historic environment and provide the basis for biodiversity, landscape character and local distinctiveness. In addition to the River Severn and its tributaries, 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 this has had an adverse impact on watercourses and wetlands. Run-off has increased as agriculture has intensified and as we have built more roads and houses, particularly where we have degraded the natural permeability of the landscape and reduced its capacity to retain water. Groundwater contamination by nitrates from agriculture is a significant issue and a large part of north-eastern Shropshire has been designated as a Nitrate Vulnerable Zone. In east Shropshire three areas have been selected as Nitrate Sensitive Areas (NSAs) where farmers are compensated for changing farming practices to reduce nitrate pollution. Five Air Quality Management Areas (AQMAs) have been established to address road traffic related pollution in Shropshire. In Shropshire, transport accounts for around 50% of all greenhouse gas emissions, which is lower than both regional and national performance, reflecting its largely rural nature and its reliance on cars. The agricultural nature of the county is reflected in the higher percentage of emissions resulting from the Land Use, Land Use Change and Forestry (LULUCF) sector.

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- 2.35 Approximately 94% of the area of Shropshire is classed as rural with 80 per cent in agricultural use, and 6% of the area is classed as urban. Just over half of the land currently permitted or allocated for housing is on brownfield land, and just over a quarter of employment land is brownfield. Shropshire contains a range of derelict & contaminated sites as a legacy of its industrial and military history. Shropshire has one of the highest levels of geodiversity in the world in relation to its size. There are 300 regionally important geological sites and rock representing all but two of the main internationally recognised divisions of geological time. The use of locally distinctive buildings materials has helped to shape local landscape and urban character. Local vernacular styles and materials vary quite significantly across the county and often from village to village, especially in the South, reflecting the changing geology. Access to geological formations must be protected for future generations. Shropshire's soils support its agricultural economy and are a finite and valuable resource. Although there is currently little information concerning soils specifically tailored to Shropshire, consultation has previously identified a desire for additional capacity to manage and stockpile surplus soils generated by the development process in order to recover their full value.

### Environmental networks

- 2.36 Islands of recognised or designated environmental quality which exist in more sterile surroundings are more vulnerable to change. Their resilience can be improved by linking these areas with wider networks of other natural and historic environmental resources across Shropshire as part of a green infrastructure planning approach. Key infrastructure linkages in Shropshire include rivers and the canal network, areas of natural habitat such as the heathlands, acid grasslands and woodlands of the Shropshire Hills and the wetlands of the Shropshire "Meres and Mosses", long distance footpaths and cycle routes and the lines of disused railways. Enhancing access to open space in urban areas and a wider network of green infrastructure can play a key role in community health and well being and can enhance a sense of place. Application of the Woodland Trust 'Woodland Access Standard' indicates that the proportion of the population with access to small, local woods is about half the level in the West Midlands region and that access to larger woodland areas is also lower than the regional average. Whilst allotments are provided in many of Shropshire's market towns, current provision is about half the level set by local targets and demand is growing.

### Climate Change

- 2.37 Climate change is recognised as possibly the greatest threat facing the world today. Whilst the issue is of global importance, many of the actions to tackle the problems created will need to be delivered locally. The following key climate change impacts have been identified for Shropshire:
- Higher temperatures, potentially a 4°C increase by the year 2080;
  - Increased winter rainfall, an increase of up to 20% by 2050;
  - Decreased Summer rainfall, a potential decrease of up to 30% by 2050;
  - Reduced river summer flow, River Severn may be dry in summer by 2080;
  - An increased frequency of severe weather.

2.38 These changes are expected to result in:

- Building and infrastructure damage from extreme events even in places not currently considered at risk;
- Loss of biodiversity including species extinction if species and habitats cannot respond fast enough to climate change through adaptation or migration;
- Loss of Landscape character which will impact on the area's attractiveness, local quality of life and the tourism economy;
- Impact on agricultural landscapes and practices leading to increased water demand and implications for crop management and storage;
- Impacts on water quality and supply leading to increased risk of summer water shortages domestically and for agricultural use;
- Increased health risk for the most vulnerable people from higher summer temperatures;
- Longer, warmer, drier summers could increase the impact of tourism on the very features that attract tourists to the County.

2.39 Shropshire's carbon emissions amounted to about 2.7 million tonnes in 2006. Over a third of this was from road transport and a further third from commerce and industry, with the remaining third from the domestic sector. The highest overall level of emissions was focused on Shrewsbury and central Shropshire whilst the highest emissions per head were in east Shropshire.

## Flooding

2.40 Flood risk is a key issue in Shropshire and a significant constraint for new development. The preparation of a Level 1 Strategic Flood Risk Assessment (covering all Shropshire authorities) has identified existing and potential flood risk areas, which will inform decisions on locating new development in areas appropriate to the development's vulnerability to flooding. Flood risk is likely to worsen with the effects of climate change, but could be mitigated by changes in land management, including habitat restoration / creation, and the adoption of

sustainable construction methods. Flooding is an issue along the length of the River Severn, but is relatively well managed in Shropshire by existing and planned defences. Of potential regional significance are proposals for a flood management scheme upstream of Shrewsbury. This would increase the capacity of the floodplain to absorb water, benefiting communities downstream in Worcester and Gloucestershire that are more difficult to defend and proved highly vulnerable in the 2007 floods.





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### 3. Identifying Spatial Zones in Shropshire

- 3.1 Government guidance requires that the Core Strategy should: “be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them.” Identifying this ‘local distinctiveness’ includes recognising that Shropshire is far from uniform and that different parts of the plan area have different characteristics, functions and needs. The process starts with the identification of zones (see Figure 3.1 below) where there are distinctive issues and opportunities which derive from e.g:

- Demography;
- Topography;
- The local economy;
- Environmental Quality
- Transport and accessibility
- Cross boundary linkages

- 3.2 These zones overlap because the issues in some areas are not discrete. Neither do the zones relate specifically to the 3 areas (North / Central / South) identified in the Shropshire Community Strategy.

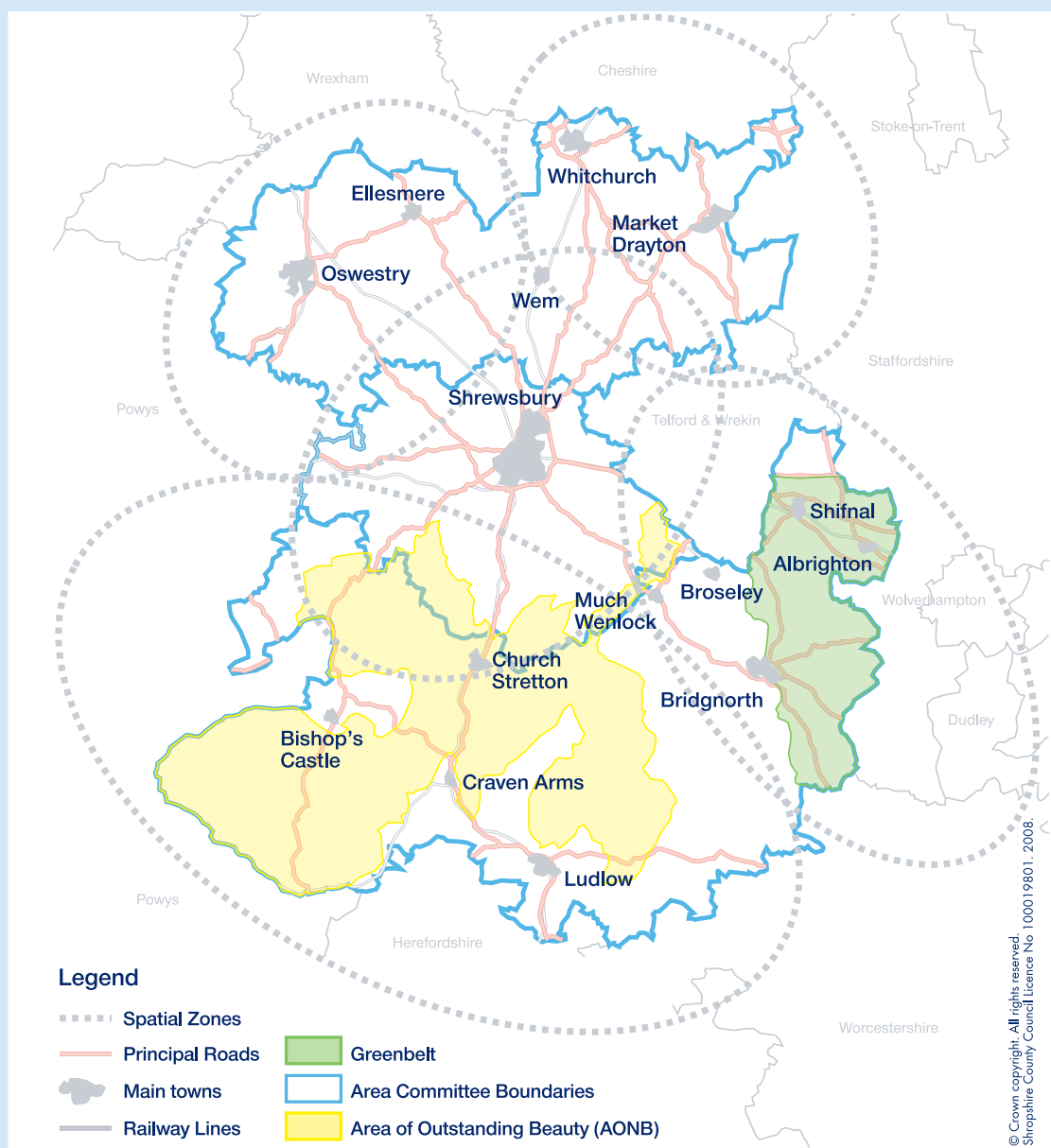
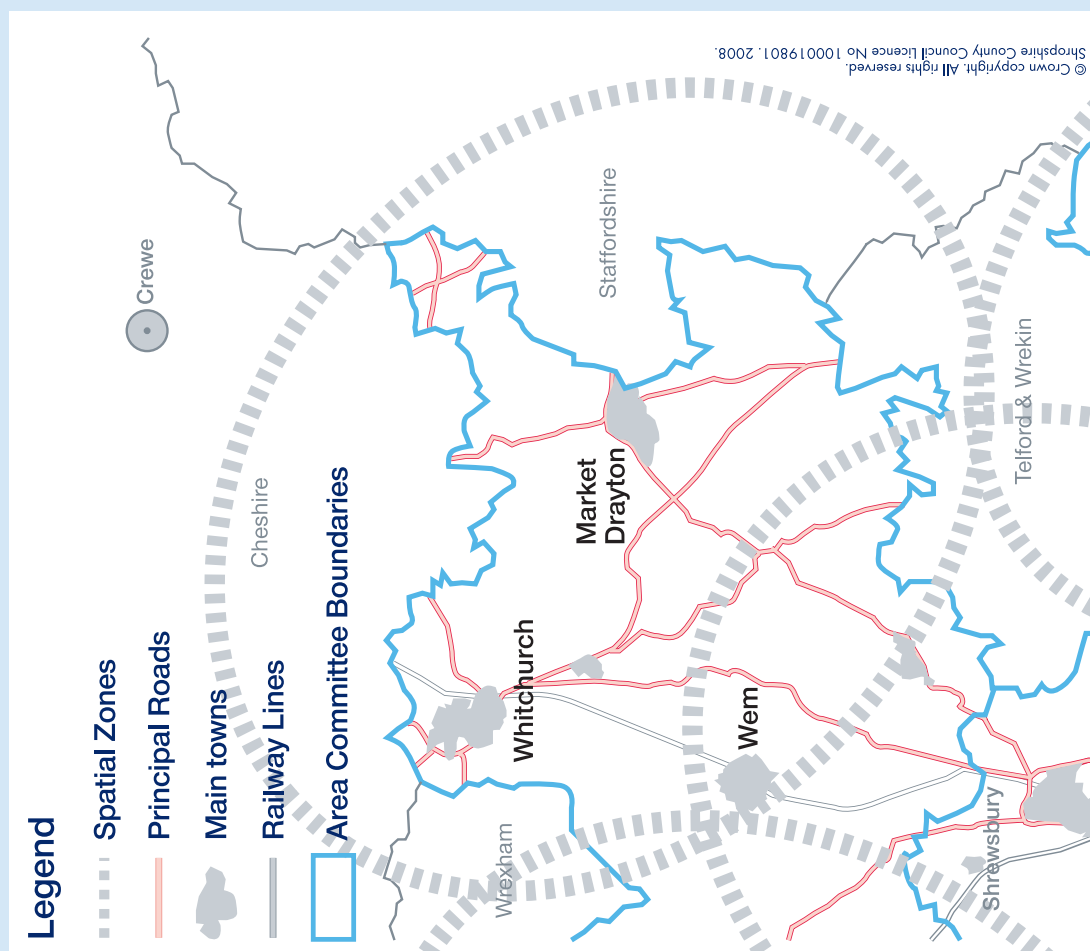


Figure 3.1: Spatial Zones in Shropshire

## Spatial area characteristics: North East

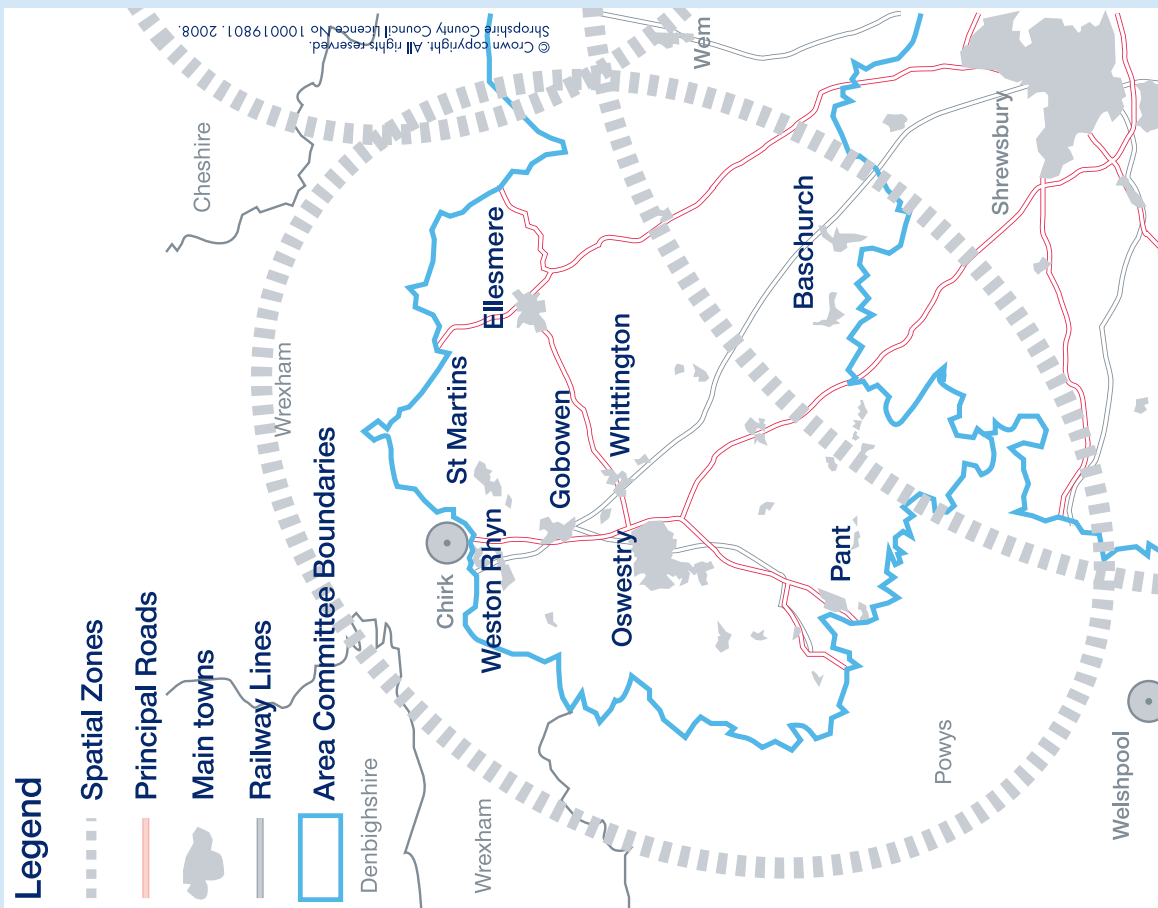
- Key employment and service centres: Market Drayton, Whitchurch, Wem;
- Cross boundary issues including proximity to adjacent urban centres: Potteries; Crewe; Chester; Telford; commuter zone for Manchester;
- Good transport accessibility by road (A41, A49, A53) and rail (Crewe – Cardiff);
- Landscape Joint Character Area: Shropshire, Cheshire and Staffordshire Plain;
- Shropshire Union Canal provides a significant environmental corridor;
- Post 16 education at Sir John Talbot's School, Whitchurch; Thomas Adams School, Wem; Grove School, Market Drayton;
- Visitor attractions: Market towns, Shropshire Union Canal, Hawkstone Park;
- Internationally recognised wetland wildlife sites (Meres & Mosses);
- Agricultural economy: key focus for dairy production and associated food processing;
- Operational MOD base at Tern Hill and disused former military sites at Rosehill, Stoke Heath, Sleep Airfield and Wem industrial estate;
- 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;
- High proportion of existing housing is 4-5 bed or larger; smaller properties are in short supply.



## Spatial area characteristics: North West

- Key employment and service centres: Market towns of Oswestry and Ellesmere;
- Large rural settlements: Gobowen, St Martins, Weston Rhyn, Whittington, Baschurch (population 1000+)
- Strong cross border links to mid and north Wales and the north-west, including Merseyside;
- Good transport accessibility by road (A5, A483, A495) and rail (Shrewsbury-Chester, station at Gobowen);
- Viewed regionally as peripheral to the West Midlands;
- Significant degree of economic containment (RSS evidence);
- Low wage and employment deprivation issues (LAA evidence);
- There is a current shortage of suitable and available employment land in Oswestry;
- Smithfield Livestock Market, indoor, outdoor and farmers markets in Oswestry;
- Health: Robert Jones & Agnes Hunt Orthopaedic and District Hospital (nearest A & E Services: Shrewsbury and Wrexham)
- Post 16 Education and training: Walford and North Shropshire College (Oswestry & Baschurch Campuses) and Derwen College, Gobowen;
- Visitor attractions: Market towns, Llangollen Canal, Montgomery Canal, Oswestry Hillfort, Offa's Dyke, Oswestry Showground, Park Hall Countryside Experience, Cambrian Railway, Meres;
- One of the areas of greatest biodiversity in Shropshire with a wide range of priority habitats. Internationally recognised wetlands;
- Nominated World Heritage Site (Pontcysyllte Aquaduct & Canal);
- Economic and landscape importance of current and former mining and quarrying;
- Landscape Joint Character Area: Oswestry Uplands, Shropshire Cheshire and Staffordshire Plain;
- Flooding issues: Severn-Vyrnwy confluence.

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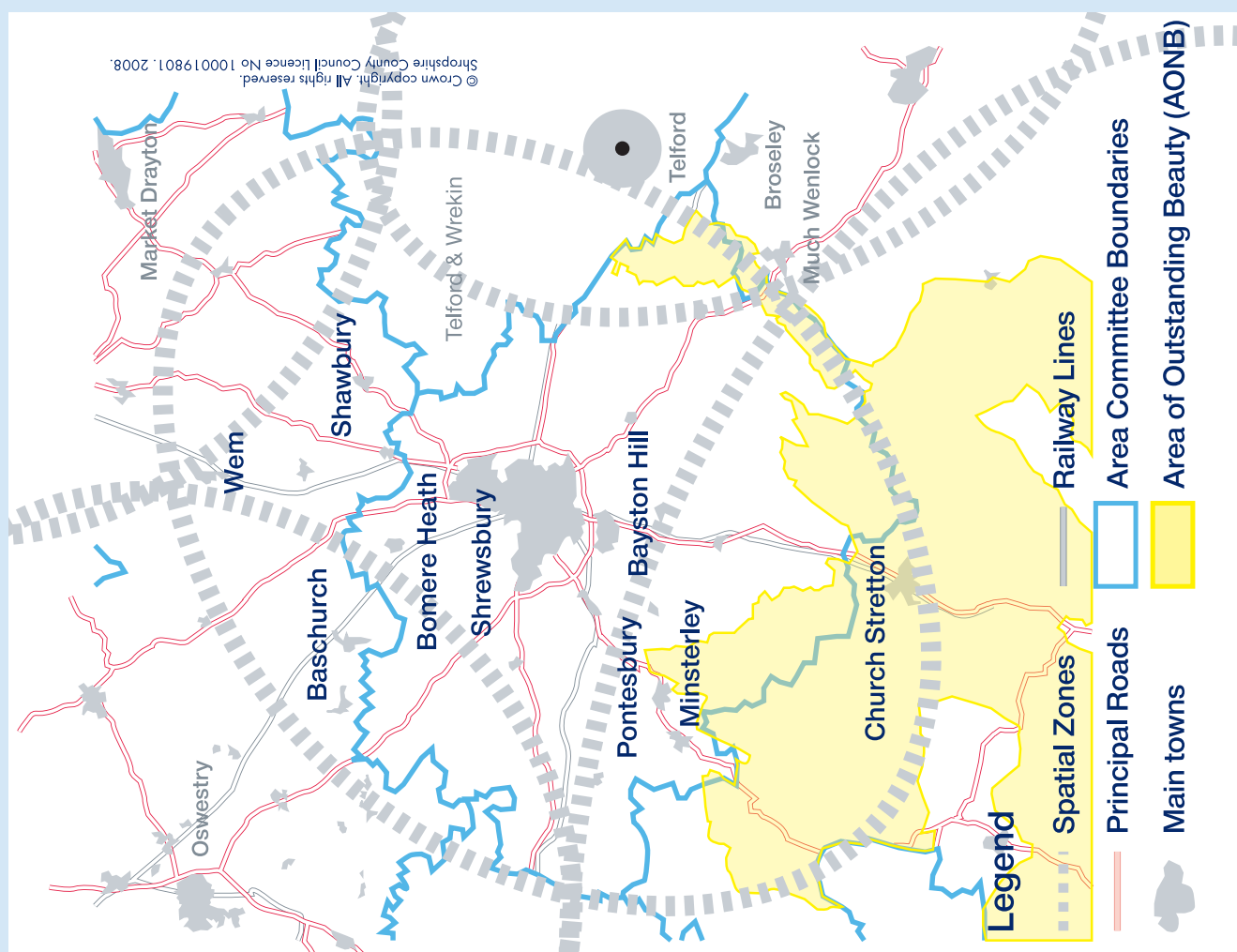


## Spatial area characteristics: Central

- Key employment and service centres: Shrewsbury, Pontesbury, Wem, Minsterley, Baschurch; Much Wenlock, Church Stretton; Shrewsbury acts as the sub-regional service centre (including health and education services) for a large area including much of mid Wales;
- Shrewsbury historic centre constrained by the river loop as a focus for further development;
- Strong cross boundary links with Telford (Ironbridge power station, retail provision, journeys to work) and Powys (retail provision and journeys to work);
- Centre of Shropshire road and rail transport networks, key East-West corridor to West Midlands conurbation and north-west to Wales and Ireland (Trans-European Network route);
- Post 16 education at Shrewsbury College of Arts and Technology; Shrewsbury Sixth Form College; Walford & North Shropshire College; Condoover School, Acton Burnell; and Thomas Adams School, Wem;
- Growing traffic management issues;
- Landscape Joint Character Areas: Shropshire, Cheshire and Staffordshire Plain and Shropshire Hills;
- Urban flood risk (Severn, Reabrook);
- Service industry as key economic sector;
- Visitor attractions: Charles Darwin, historic centre AND cultural events in Shrewsbury, Flaxmill, Battlefield; Attingham Park; West Midlands showground; other market towns;
- MOD: Helicopter training centre at Shawbury;
- Major green infrastructure assets: River Severn corridor, Attingham Park, Haughmond Hill, Shrewsbury AND Newport canal;
- Shrewsbury Livestock Market, indoor, outdoor, craft and farmers markets in Shrewsbury;
- Major community facilities include the Royal Shrewsbury Hospital, the Music Hall, County Library, museums and the headquarters of Police, Fire and Ambulance Services, Sundorne Sports Village. The new 'Theatre Severn' is due to open in 2009.

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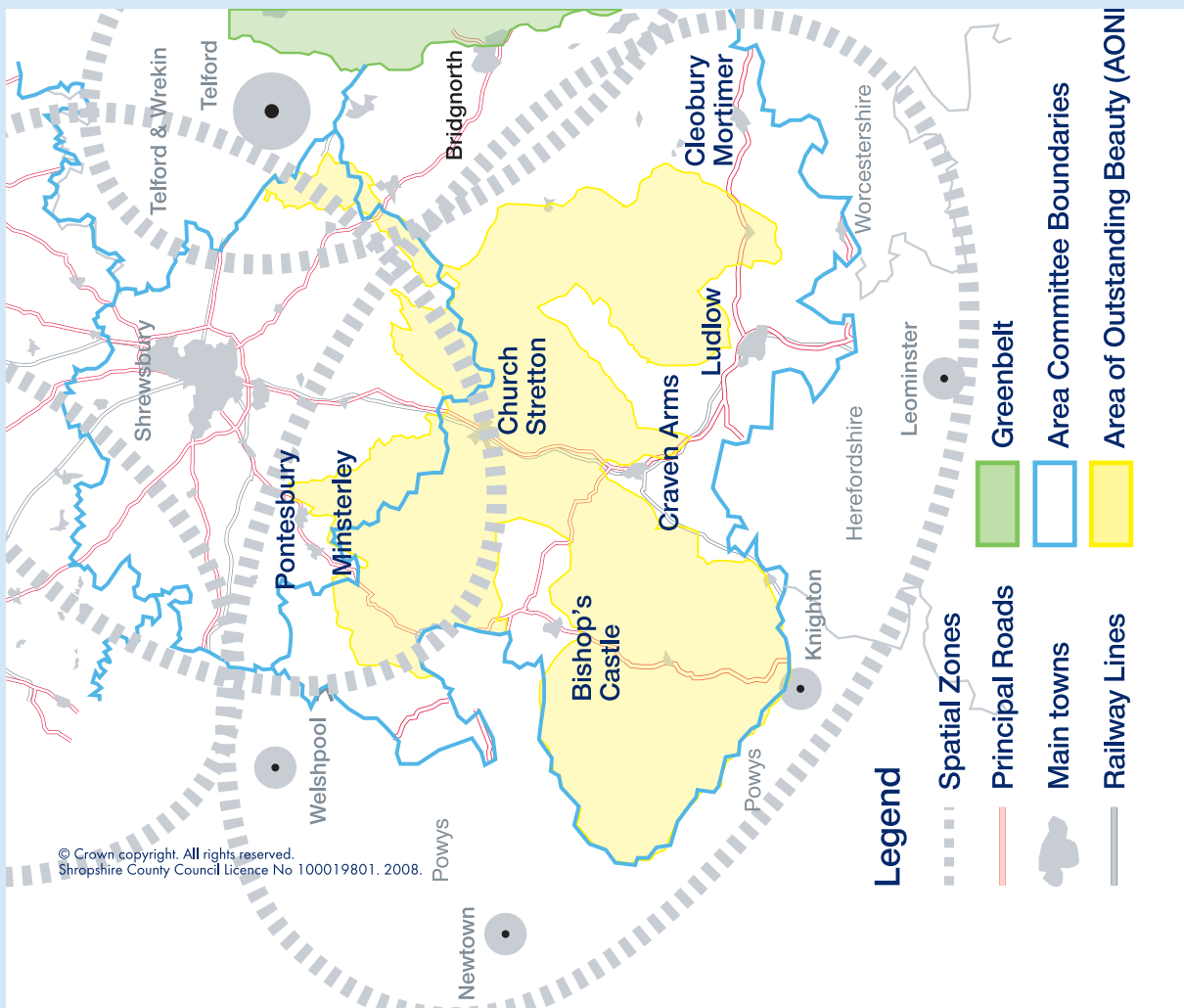


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## Spatial area characteristics: South

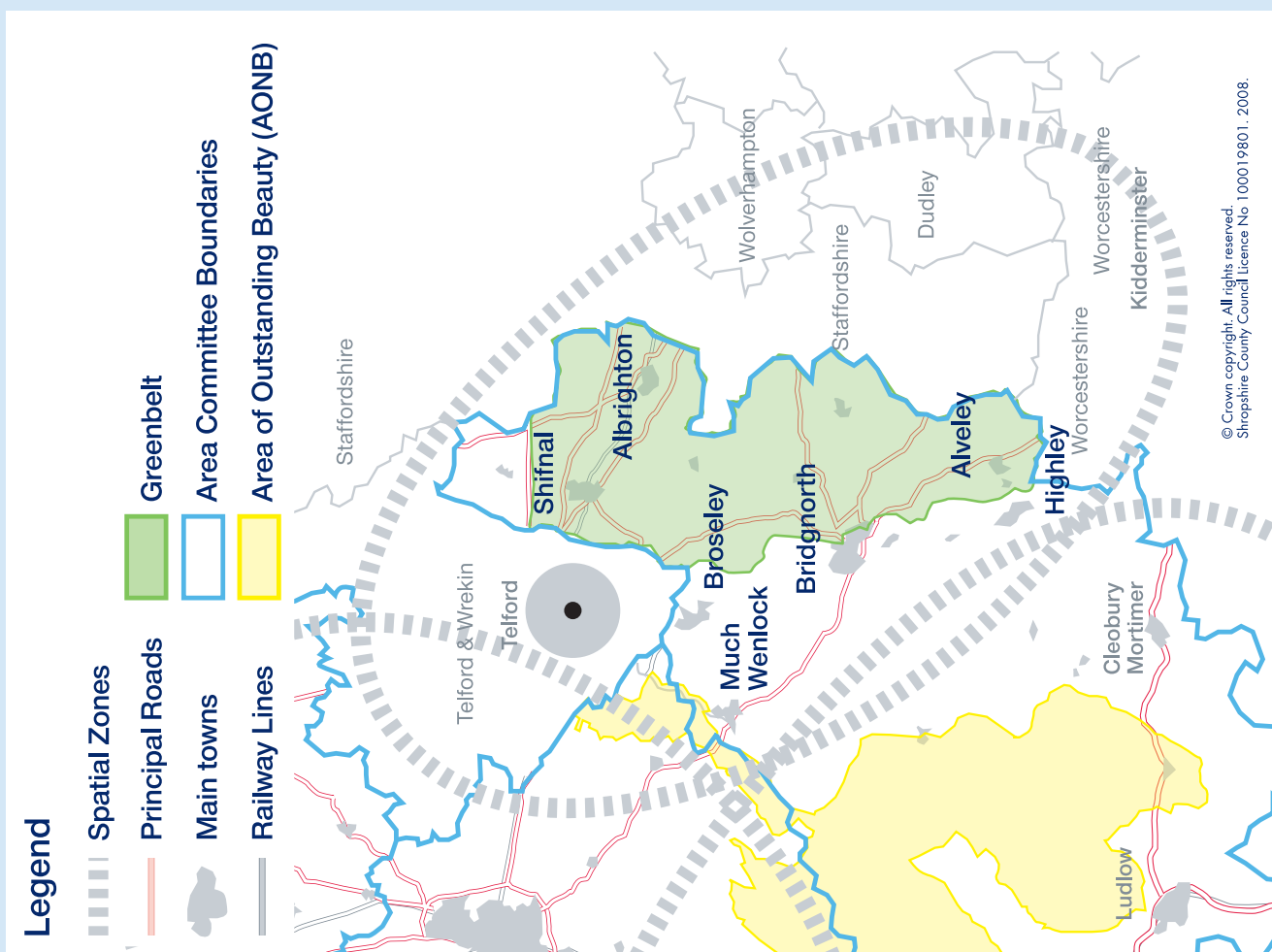
- Key employment and service centres: Ludlow; Craven Arms; Church Stretton; Bishop's Castle; Cleobury Mortimer;
- Strong cross boundary links with mid Wales (Welshpool, Newtown), Herefordshire (Leominster, Tenbury, Hereford) and Worcestershire (Kidderminster);
- Major north-south road and rail transport corridor (A49), but poor East-west accessibility;
- The most rural part of what is a predominantly rural county;
- Landscape Joint Character Areas: Shropshire Hills; Clun and NW Herefordshire Hills; Teme Valley;
- Internationally recognised biodiversity value (Stiperstones) and nationally recognised landscape character (Shropshire Hills AONB);
- Post 16 education at Ludlow College and Bishops Castle Community College;
- Pockets of rural deprivation and restricted access to community services (RSS evidence);
- High levels of entrepreneurship and home working;
- Impact of demographic change: high and growing proportion of older people;
- High levels of car ownership and commuting to work (LAA Mind Map);
- Urban flood risk (River Teme);
- Significant housing affordability issues (LAA evidence base);
- Visitor attractions: Shropshire Hills AONB including: Cardingmill Valley, the Long Mynd and Stretton Hills, Stiperstones and Clee Hill. Outside the AONB: Ludlow, other market towns such as Bishop's Castle, Craven Arms Discovery Centre and Stokesay Castle.



## Spatial area characteristics: East

- Key employment and service centres: Bridgnorth, Shifnal, Albrighton, Broseley, Much Wenlock, Highley;
- Cross boundary links: High levels of out-commuting to Telford, Kidderminster and the West Midlands conurbation;
- Located between Telford (growth Point) and the West Midlands conurbation (regional urban development focus);
- Major east-west (M54) and north-south (A41, A442) road transport corridor and east-west rail route to Wolverhampton and Birmingham;
- World Heritage Site (Ironbridge Gorge);
- Visitor attractions: Shropshire Hills AONB, including the Wenlock Edge and the Wrekin (shared with Telford and Wrekin Borough); Severn Valley Railway, RAF Museum (Cosford), Jackfield Tile Museum, Wenlock Priory, Dudmaston;
- MOD: Major RAF Training Centre at Cosford (which may become a major army garrison within the next decade);
- Post 16 education at William Brookes School, Much Wenlock; Bridgnorth Endowed School; Idsall School, Shifnal; Oldbury Wells School, Bridgnorth;
- Joint Landscape Character Areas: Mid Severn Sandstone Plateau, Shropshire Hills;
- National Nature Reserve: Wyre Forest;
- Green Belt;
- Influenced by Telford – Wolverhampton High Technology Corridor;
- Urban flood risk (River Severn);
- Significant housing affordability issues (LAA evidence base);
- Significant development pressure.

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## 4. Feedback from Public Engagement

- 4.1 In July 2008, the Shropshire local authorities consulted on a series of Topic Papers covering a range of key themes. Each Topic Paper asked whether the evidence base was comprehensive, whether the issues were correctly identified and whether there were any additional issues which need to be considered.

### *Spatial Overview:*

- The interconnected nature of national, regional and local themes and recognition of Shropshire's natural and cultural environment is generally welcomed;
- Need to address the sustainability of rural communities. Maintaining and developing sustainable communities, and retaining and enhancing local services, is crucial;
- Need to reflect the importance of the vitality of rural areas. An element of growth is needed to retain vitality. Rural regeneration and diversification is key to this;
- The settlement hierarchy is an important issue that needs to be addressed. The focus of development should be consistent with the hierarchy. A general view is that development should be primarily focused on Shrewsbury; then market towns at a secondary level with smaller towns and larger villages acting as local service centres on a third level;
- Need to address the balance between higher level strategy and maintaining local distinctiveness;
- The working population needs to be retained through better affordability of housing. There also needs to be a reduction in the need for people to commute to work elsewhere;
- Accessibility is a key issue that needs to be addressed, especially for rural settlements;
- Quality public transport service is needed to better connect market towns and their hinterlands;
- Need to protect and enhance natural and cultural networks;
- Cross boundary issues have to be taken into account, particularly links to Wales, Herefordshire and the West Midlands.

### *Housing:*

- Generally support for coverage of the policy influences, evidence base and key issues identified, but some specific/detailed issues e.g. affordable housing, gypsy and traveller needs, Parish Plans, development briefs;
- Importance of quality of development/ design/ local distinctiveness/ integration of new development/ historic environment;
- Importance of rural dimension/ sustainable rural communities;
- Importance of balance of economic development and provision of services / infrastructure as well as housing;

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- Scale and distribution of new housing development is a key issue, but there are mixed views on this – eg.need for flexibility for possible higher growth v RSS numbers too high; urban v rural focus; sustainable patterns of development in towns and main service villages v more dispersed development;
- Importance of affordable housing for local needs, specialist housing/housing for ageing population, housing for key workers;
- Mixed views on use of previously developed land (PDL) and/or Greenfield sites - acceptance of priority for PDL (except where biodiversity value) but greenfield also needed - linked to views on scale and distribution of development;
- Importance of environment/ green infrastructure/ biodiversity/ climate change considerations (including flood risk);

### *Economy:*

- Topic Paper generally supported. Evidence base appears comprehensive and appropriate but a few omissions identified and cited for inclusion;
- Key economy issues have been correctly identified and covered. They are aligned with national, regional and local strategies;
- Additional more specific/detailed issues identified as being important to the Shropshire economy include: transport (roads and public transport); public sector jobs; canals (both existing and restoration opportunities); River Severn (in particular potential for navigation); home/remote working; need for improvement of IT/Broadband infrastructure; rural facilities and services; inter-relationship between agriculture, tourism and the retail sector; quality of Shropshire's environment and rurality; changes taking place in agriculture; visitor infrastructure provision;
- Need to provide a portfolio of employment land offering a range and choice of suitable and deliverable sites to meet the differing needs of businesses and modern employment requirements. Too many sites are of poor quality and are neither achievable nor deliverable. There is a current shortage of suitable and available employment land in Oswestry;
- Settlement hierarchy is important in informing development and investment decisions. Shrewsbury and the market towns have an important role to play in delivering employment land and jobs, with the provision of good local employment opportunities also having a role in reducing net out-commuting. Smaller market towns should focus on meeting locally generated employment needs;
- A functioning countryside is essential for the economic well-being and landscape management of the County. The Core Strategy should encourage a greater mix of well designed, suitably scaled economic development in rural areas (farm diversification, rural tourism/leisure, food and drink processing, homeworking and live/work);
- Welcome emphasis being placed on market towns and town centres, but rural centres are also important. We need attractive and vibrant market towns with a distinctive offer. Concerns over increasing homogenisation of retailing and cloning of town centres with resultant loss in character/local distinctiveness. Support and encouragement should be given to the independent trading sector;



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- Town centre management and regeneration issues: physical appearance, diversity of uses, car parking, toilet facilities, use of upper floors. Improved visitor offer, visitor infrastructure provision and maintenance of environmental quality is essential to grow and sustain the visitor economy;
- Sustainable tourism should be promoted and developed focussing on 'sense of place' and the rurality and market town brand values of Shropshire and Shrewsbury;
- Economic benefits offered by historic environment and general environmental quality need to be embodied in economic policy.

### *Environmental Resource Management:*

- Need to recognise the wider health and well-being benefits of open space and green infrastructure as an element of design for the creation of sustainable communities;
- The protection and enhancement of ancient woodland and veteran trees should be recognised;
- Reflect the importance of the historic environment in providing communities with a sense of identity and place;
- Develop standards for sustainable design which contribute to managing issues such as crime, health, surface water drainage and vernacular style including local building materials;
- Need to recognise opportunities to capture the biomass energy value of waste, particularly agricultural and forestry waste, as a contribution to greater economic efficiency and in response to climate change.

### *Infrastructure and Implementation:*

- Parish and Town Councils and Parish Plans / Village Design Statements have a role to play in delivering the LDF;
- Don't forget that infrastructure crosses boundaries, particularly for hospital provision, electricity transmission and distribution, and flood management;
- Historical assets, our green infrastructure and (river) blue infrastructure have an important contribution to make;
- There is a need for rural hubs to make vital infrastructure available in rural areas;
- Good transport infrastructure is key to providing access to a range of other services & facilities.

### *Transport and Accessibility:*

- Improving accessibility is supported and market towns should be the focus of transport and accessibility initiatives as these settlements offer the greatest scope for sustainable transport improvements to deliver greatest benefits to and from new developments;
- Although initiatives to improve public transport in rural areas are supported, the significance of the car in rural areas and to rural life must be recognised;
- There must be greater integration between public transport modes and between service providers and public transport that should be maximised in new development;

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- That cross border linkages and networks are particularly important for transport and accessibility initiatives, not only for public transport but for service provision as well;
- It is important to develop links to green infrastructure particularly from cycling and walking networks;
- It is important to ensure that improving accessibility should not be used as a justification for extra journeys.

*Climate Change:*

- There needs to be a viable and suitable percentage requirement for on-site renewable energy, at least 10% for medium and large scale development, possibly more in particular circumstances;
- A clear and well managed approach to wind turbine development is required as part of a wider approach which might identify geographic areas for different renewable energy technologies;
- Need to explore the potential for energy efficiency measures and renewable energy technologies to be incorporated into existing development;
- Encourage suitable transport alternatives to the private car;
- Recognise the need to both mitigate and adapt to climate change;
- Restrict development in the floodplain.

**Identification of Key Issues:**

- 4.2 A total of 77 issues were identified as part of the thematic Topic Papers which were published in June 2008. In order to keep the current document to a manageable size, it has been necessary to develop a more succinct set of 'key issues' which summarise the scope of those included in the topic papers. Key issues for each topic area and their relationship to the issues set out in the topic papers are set out below:

*Spatial Overview:*

- KI 1: Promote adaptable and sustainable communities that nurture vitality and local distinctiveness (Topic Paper Issues SS2, SS6, SS7);
- KI 2: Avoid over-exploitation of existing resources and assets including cultural sites and areas and maximise their efficient use (Topic Paper Issues SS3 & SS4);
- KI 3: Support rural regeneration which is compatible with environmental objectives and delivers increased prosperity for all (Topic Paper Issues SS3 & SS5).

*Housing:*

- KI 4: Overall Scale of New Housing Development (Topic Paper Issue H1);
- KI 5: Distribution of New Housing Development (Topic Paper Issues H2, H3 & H4);
- KI 6: Type and Affordability of New Housing (Topic Paper Issues H7, H8, H9, H10 & H11);
- KI 7: Quality and Sustainability of New Housing Development (Topic Paper Issue H6).

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### *Economy:*

- KI 8: Location and distribution of economic development and employment growth (Topic Paper Issues: E1, E2, E3, E6, E8 & E9);
- KI 9: Level of employment land provision (Topic Paper Issues: E4, E5);
- KI 10: Network and hierarchy of centres (Topic Paper Issues: E7, E10);
- KI 11: Shrewsbury's strategic role (Topic Paper Issue: E11);
- KI 12: Development of tourism (Topic Paper Issues: E12, E13 & E14).

### *Environmental Resource Management*

- KI 13: Safeguard, improve and strengthen environmental networks (Topic Paper Issues: NE1-2; HE1-6);
- KI 14: Implement design guidance to deliver high quality places and spaces (Topic Paper Issues: NE3; UD1-4; OSG1-6; W4; H6);
- KI 15: Balance the economic and environmental impacts of mineral working (Topic Paper Issues: M1-5);
- KI 16: Maximise the environmental and economic benefits of greater resource efficiency (Topic Paper Issues: W1-3).

### *Infrastructure & Implementation:*

- KI 17: Providing adequate infrastructure, including utilities, transport infrastructure, green infrastructure and social infrastructure (Topic Paper Issues: I&I 1, I&I 3, I&I 4, H5);
- KI 18: Ensuring the Core Strategy can be effectively implemented by the many delivery partners (Topic Paper Issue: I&I 5).

### *Transport & Accessibility*

- KI 19: Use new development to reduce the need for car travel and encourage greater use of public transport, cycling and walking (Topic Paper Issues: TA1 & TA6);
- KI 20: Improve access to facilities and services and reduce isolation (Topic Paper Issues: TA1 & TA2);
- KI 21: Reduce the negative impacts of traffic on the environment and society whilst ensuring vital and viable communities (Topic Paper Issues: TA3, TA4, & TA5);
- KI 22: Ensure continued improvements to public transport provision (Topic Paper Issue TA7).

### *Climate Change*

- KI 23: Reduction of our carbon footprint and contribution to mitigation measures, including renewable, decentralised and low carbon energy (Topic Paper Issues: CC1, CC2, CC3, CC4, CC5, H5);
- KI 24: Adaptation to climate change (Topic Paper Issues: CC5, CC6).







## 5. Setting a Spatial Vision and Strategic Objectives

- 5.1 The Government looks to local authorities to set a clear vision for the future development of their area, with clear strategic objectives for achieving that vision and an emphasis on implementation and delivery.

### Setting a Spatial Vision

- 5.2 The current Shropshire Partnership Community Strategy (2006-2010) sets the following high level strategic vision:

**“To improve significantly the quality of life for Shropshire people by working together”**

- 5.3 Based on the needs, expectations and shared aspirations of local communities, groups and partner organisations, and by bringing together key issues from other plans and strategies for Shropshire, the Community Strategy sets the following priorities under four main themes:

#### **Children and Young People:**

- Every child and young person matters – we want to make young people well-educated and fulfilled to give them a great start in life and allow them to have a say in their future.

#### **Healthier Communities and Older People:**

- Create active and healthier communities and reduce health inequality;
- Improve services and opportunities for older people.

#### **Safer and Stronger Communities:**

- Make the best of culture and leisure opportunities and support the voluntary sector;
- Reduce crime and the perception of crime, anti-social behaviour and substance misuse;
- Promote equal opportunities for everyone.

#### **Sustainable Communities (Economy, Environment, Transport, Housing):**

- Build a strong and diverse economy with jobs for a skilled and competitive workforce;
- Preserve and enhance Shropshire’s natural environment and heritage;
- Improve access to services, support, places, transport and facilities across the County;
- Meeting housing need through help, advice and affordable housing.

*Shropshire Partnership Community Strategy 2006-2010*

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- 5.4 A full review of the Community Strategy has commenced and a new Sustainable Community Strategy for Shropshire is now being developed to cover the period 2009-2029. The Shropshire Partnership, the community and Shropshire Councils are working to develop a new shared vision. At this stage, the wording of the new vision has not been finalised and has still to be consulted upon. Consultation on the draft Sustainable Community Strategy will take place during early 2009, alongside the continued development of the Core Strategy.
- 5.5 The Core Strategy will take up the new vision and express it spatially, focussing on those aspects that it has most influence and impact on. In the meantime, we are taking the current Community Strategy vision as a basis for expressing what we want the Core Strategy to achieve and deliver and how Shropshire, and places within it, should develop and change in the period to 2026.

## **Draft 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.**

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

**A sustainable pattern of development and positive change will be promoted and successfully delivered within Shropshire to support the development of sustainable communities.** This will be achieved by a carefully focussed spatial strategy which recognises the distinctive roles of Shrewsbury, Shropshire's main market towns and its varied rural settlements.

**Shrewsbury, a County Town of the highest quality, will continue to develop as a strong sub-regional centre within the West Midlands and as the main commercial, cultural and administrative centre for Shropshire.** As a Growth Point, it will provide the strategic focus for a planned level of housing and economic growth. The unique qualities of its historic and natural environment and the setting of the town centre within the loop of the River Severn will be protected and enhanced.

**Outside Shrewsbury, a network of vibrant and prosperous market towns will maintain and develop their role as key 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 take place in each market town in sustainable locations.

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**In the rural areas, new development which is targeted to meet needs and sustain communities will be of a scale and location appropriate to the size, role and function of each settlement.** Rural areas will stay rural and villages will retain their separate, distinctive and varied character. Village based services will become more economically resilient.

**New development which takes place within Shropshire will be of high quality sustainable design and construction and will be planned to minimise its vulnerability to the impacts of climate change.** The infrastructure required to support the amount of development and growth proposed will be provided in a timely and co-ordinated manner.

**Throughout Shropshire, high priority will be given to the provision of housing to meet local needs and aspirations. Affordable housing for both rent and sale will be provided where it is needed.**

**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 rural tourism destination, capitalising on its unique landscape and heritage assets.**

**Inward investment, local enterprise and indigenous business growth, with a focus on high technology, service and knowledge based growth sectors, will help generate new, improved and better paid employment opportunities for a well-educated and skilled Shropshire workforce.** This will help retain young people, enabling them to live and work in Shropshire and reduce levels of out-commuting. Shrewsbury, the market towns and the A5 and A49 road and rail corridors will be key locations for sustainable economic development. Shropshire's rural economy will continue to diversify, with homeworking, supported by improved IT infrastructure, becoming increasingly important. Farm diversification, food and drink processing, the environmental economy, rural tourism and leisure will be expanding areas of economic activity.

**Targeted improvements to the County's transport infrastructure will take place to widen transport choices and improve accessibility and connectivity both within and beyond Shropshire.** This will include the A5, A41, A49 and A53, improved bus and rail facilities and services and the possible construction of a Shrewsbury North West Relief Road. Shrewsbury will continue to develop as a 'cycling town'. Elsewhere opportunities for walking and cycling will be developed across Shropshire, with a particular focus on market towns.

**The character, quality and diversity of Shropshire's natural and historic environment, the County's greatest asset, will be protected, restored and enhanced.** The quality of the landscape and core areas of biodiversity such as the AONB, Meres and Mosses, and Severn valley corridor, will be maintained and managed. 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.

## Your Views –

Do you think this is the right spatial vision for Shropshire?

If not, can you suggest how it could be improved, or put forward a more suitable alternative?

### Draft Strategic Objectives

- 5.6 The Core Strategy will include a set of strategic objectives which are derived from the vision and which focus in on the key issues that the Shropshire Strategy needs to address. The objectives will provide the broad direction for the spatial strategy and the detailed policies that we develop. They will also serve as a basis for monitoring to measure success in implementation and delivery.
- 5.7 The following objectives are suggested. They are specific in their intent and will be revised, as necessary, in light of this consultation:

#### **Strategic Objective 1**

*Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to affordable homes, jobs, education and training, healthcare, leisure, cultural and other facilities, services and infrastructure to meet their needs.*

#### **Strategic Objective 2**

*Develop the roles of Shrewsbury as a sub-regional centre and Shropshire's market towns as key service centres, providing the main focus for new housing and employment development and the preferred location for a range of services and facilities to serve the wider needs of their respective hinterlands.*

#### **Strategic Objective 3**

*Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises to support business development, satisfy the changing needs and demands of the Shropshire economy and help generate skilled, well paid employment opportunities.*

#### **Strategic Objective 4**

*Support the development of tourism, rural enterprise and diversification of the rural economy, ensuring that proposals are appropriate in their scale and nature with the character and quality of their location.*

#### **Strategic Objective 5**

*Provide and maintain an appropriate supply of land in sustainable locations, sufficient to deliver the housing requirements for Shropshire set by Regional Spatial Strategy, prioritising the use of brownfield sites, where available, and taking into account the availability and capacity of existing and proposed infrastructure.*



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**Appendix****Strategic Objective 6**

*Provide for a mix of 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.*

**Strategic Objective 7**

*Support the improvement of Shropshire's transport system in a sustainable and integrated way and locate development to improve accessibility by public transport, cycling and walking, help reduce car dependency and the impact of traffic on local communities and the environment.*

**Strategic Objective 8**

*Deliver sustainable development which addresses climate change considerations, including flood risk, promotes resource and energy efficiency, effective waste management, the generation of energy from renewable sources and which secures a reduction in carbon emissions.*

**Strategic Objective 9**

*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.*

**Strategic Objective 10**

*Ensure that the character, quality and diversity of Shropshire's natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity and local distinctiveness, and contributes to wider environmental networks.*

**Strategic Objective 11**

*Improve the quantity, quality and accessibility of open space, 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.*

## Your Views

Do you think these strategic objectives are the right ones for Shropshire?

Are they clear and well defined?

Are some objectives more important than others?

Are there any objectives you think we have overlooked?





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## 6. Choices

- 6.1 The Local Development Framework (LDF) will address the challenges identified in the Spatial Portrait and seek to deliver the emerging vision and strategic objectives. In doing so, choices need to be made on key decisions on where development should go in broad terms, outlined below.
- 6.2 Not all decisions can or will be made now. This stage of the preparation of the Core Strategy DPD is an important part of a long process, and some decisions will inevitably come at a later stage. Other decisions are appropriate for the Site Allocations and Development Management DPD process, which follows approximately twelve months behind the Core Strategy DPD process.
- 6.3 The Core Strategy will be based on an open examination of the alternatives, factual evidence and the participation of the local community. Your views on what would be the best choices for delivering Shropshire's Vision are a crucial element.
- 6.4 The choices and their relationship to the strategic approach are outlined below. It is the combination of choices, not only one decision, which will determine the shape of Shropshire's emerging Core Strategy.

<i>Relationship to strategic approach</i>	<i>Overview of Choices</i>	<i>Page</i>
N/a	1. Strategic approach	40
Strong	2. Development in the countryside	58
Strong	3. Shrewsbury's direction for growth	61
Strong	4. Shrewsbury's role as a sub regional centre	65
Moderate	5. Oswestry's direction for growth	67
Strong	6. Employment land provision	71
Strong	7. Release of land for housing	74
Moderate	8. Overall affordable housing target	77
Moderate	9. Affordable housing thresholds and percentages	80
Independent	10. Gypsy and traveller sites	83
Independent	11. Sustainable development and design principles	85
Moderate	12. Environmental networks	89
Moderate	13. Waste infrastructure	92
Independent	14. Strategic planning for minerals	95
Independent	15. Renewable energy schemes	97
Independent	16. Ironbridge power station site	100

- 6.5 Important as they are, the Core Strategy will be more than the sum of these choices. It will also include policies on which there are currently no strategic options, for example where we have to apply national and regional policies, or where there is a well-established consensus. There will be further opportunities for public engagement on the detailed wording of such policies, later in the process of preparing the Core Strategy.

## Choice 1: Strategic Approach

### The Givens

- 6.6 The challenges faced by Shropshire are “givens” to be addressed in the strategic approach. These are outlined in the spatial portrait. We cannot ignore influential factors like population and household growth and an ageing population, for example, or many other inconvenient facts.
- 6.7 In addition, Shropshire’s strategic approach must be consistent with national and regional policies to:
- Adapt to and mitigate the impact of climate change and reduce carbon emissions;
  - Reduce car dependency and increase use of sustainable transport;
  - Promote balanced communities that will be sustainable into the future;
  - Enhance the role of Shrewsbury and the vitality of our market towns;
  - Provide for rural services and rural regeneration;
  - Ensure development is matched by necessary infrastructure;
- 6.8 The amount of development in Shropshire that is required to meet our need for new homes, jobs and services is agreed between the West Midlands authorities and the Government through the Regional Spatial Strategy (RSS) process. Under the draft RSS Phase 2 Revision the proposed requirement for development in Shropshire over the period 2006-2026 is currently:
- 25,700 homes;
  - 216 hectares employment land (72 hectares rolling 5 year land supply);
  - Specific targets for Shrewsbury as a “strategic centre”, requiring 6,200 new homes, 20,000 sq m offices and 80,000 sq m retail;
  - Processing capacity to divert 217,000 tonnes municipal waste and 410,000 tonnes per annum commercial waste away from landfill by 2026;
  - Annual apportionment of 820,000 tonnes sand and gravel production, and 2,949,000 tonnes crushed rock.
- These “givens” have to be reflected in all the spatial options.
- 6.9 These figures may change when the RSS Phase 2 Revision undergoes its examination in public in April 2009. For example, the examination will consider options for higher housing numbers, drawn up for the Government by consultants Nathaniel Lichfield and Partners (NLP). These propose raising the housing requirement for Shropshire by 1,900 to a total of 27,600 homes. The outcome of changes will not be known until the inspectors’ Panel Report is published later in 2009.



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- 6.10 Although the Core Strategy is vision led, it is also important to incorporate some flexibility in order that the strategy remains robust in changing world circumstances. For example, the figures above may change, initially after the outcome of the RSS examination in public in April 2009. Economic fluctuations and unknown future events may also result in higher or lower development than envisaged. It is therefore important that the implications of higher and lower growth scenarios are considered for each option.

### Strategic Objectives

All

### Key Issues

1, 2, 3, 4, 5, 8, 10, 13, 17, 18, 19, 20, 21, 22, 23, 24 (detailed on pages 30-31)

### The Issues

- 6.11 Many of the key issues in the Spatial Portrait are addressed in Shropshire's strategic approach, including how it will address climate change and environmental quality issues whilst meeting the requirements of the RSS.
- 6.12 The options set out below assume that housing development without employment in the same broad location, and vice versa, is less sustainable and to be avoided. Similarly, infrastructure improvements need to be aligned with new development, including improvements to transport networks, utilities, green infrastructure, health, education and social facilities. Consequently the term "development" is used in the strategic options below to refer to a balance of housing, employment and accompanying infrastructure.
- 6.13 The strategic approach needs to address the network and hierarchy of centres, and the particular role of Shrewsbury. Historically the approach has been to locate new development in towns in proportion to their existing size and service provision. This directs most growth to Shrewsbury, followed by the larger market towns (Oswestry, Whitchurch, Market Drayton, Bridgnorth and Ludlow) with modest growth in smaller settlements in relation to their current service role and accessibility.
- 6.14 The planning process allows us to take stock of where we are at, how we got here, and whether we wish to change direction. The existing approach has been only partly successful in that a much higher proportion of development has in fact occurred in villages and the rural area than was envisaged. A continuation of current practice is represented by option D below, whereas a continuation of current policy (tightened to better achieve its original aims) is represented by option C.

### Key decision:

*What should be Shropshire's strategic approach to achieving sustainable development, particularly to the development of its settlements, accessibility, and infrastructure provision over the next 15-20 years?*

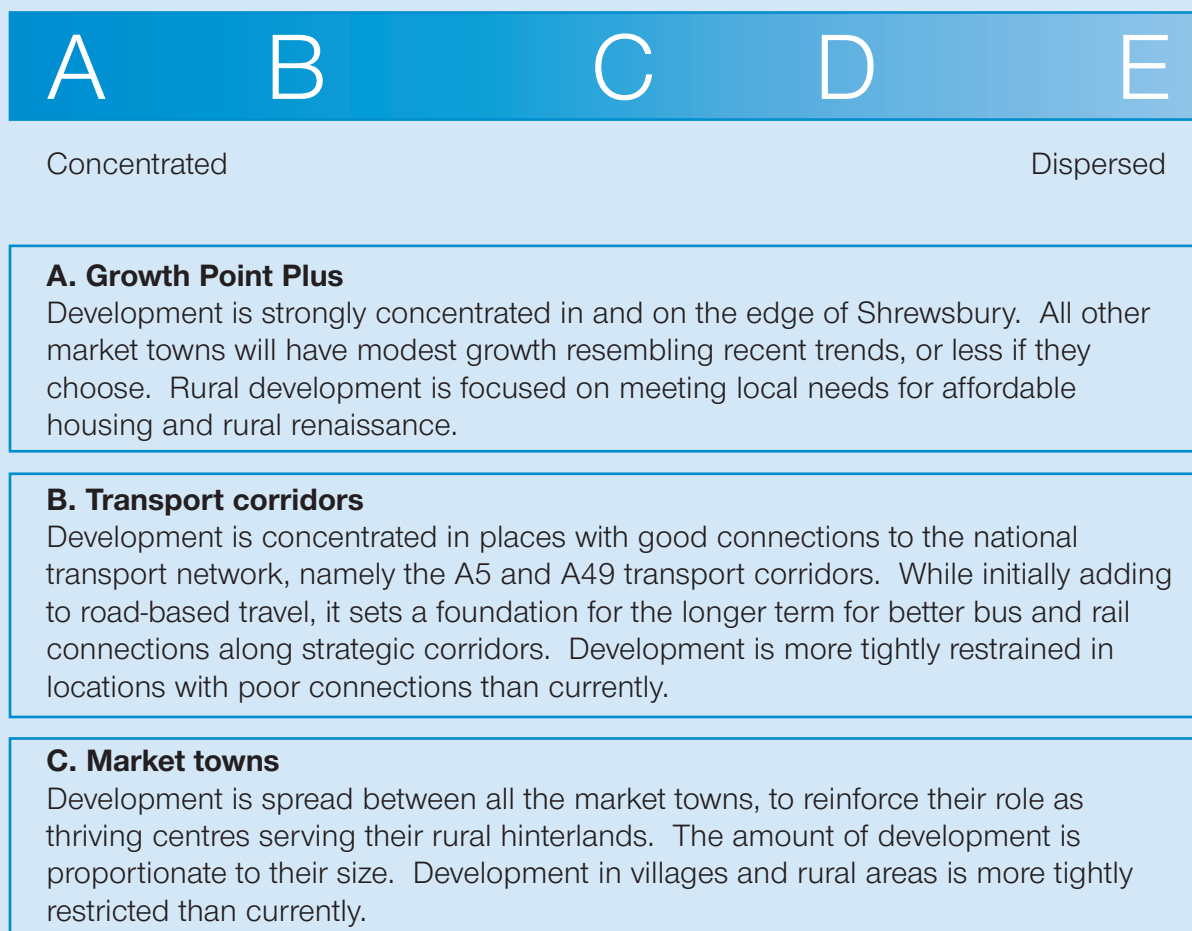
## Your views

The eventual Core Strategy approach may be a combination of more than one option, so we need to know your views on each one. Please let us know using the response form.

How deliverable are the options? Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

- 6.15 We have identified five options for Shropshire's strategic approach, that vary in the degree to which development is concentrated or dispersed, as illustrated in Figure 1 below. All options seek sustainable development, but your views are sought on which achieve it most effectively. To crystallise the alternatives, we have made the options distinctly different. However, the complexities of the real world mean that a combination of options may be needed.

*Figure 1: Strategic options compared:*



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### D. Continuing Current Trends

Development occurs in proportion to the size of settlements. Small scale, incremental development in a number of larger villages in Shropshire cumulatively accounts for a significant proportion of the total.

### E. Rural Rebalance

Takes a positive view of development that improves the sustainability of existing rural communities, with a particular emphasis on social and economic balance, and on ensuring that people who work in the rural areas can also live there. Moderate development in the market towns and growth in Shrewsbury.

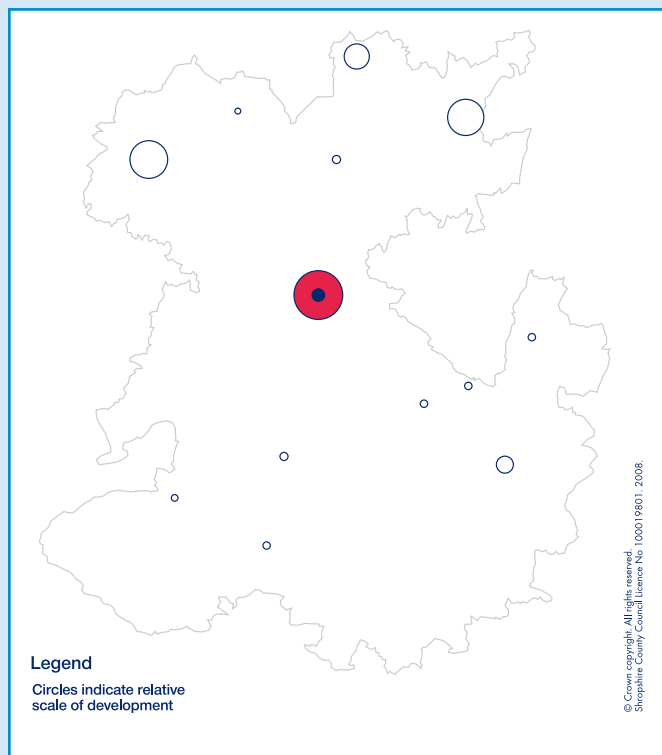
### F. Other reasonable alternative

Is there another option that is reasonable and justifiable? If so, let us know.

## Option A Growth Point Plus

### Rationale and Strategy

- 6.16 This option seeks to maximise Shrewsbury's role as a sub-regional centre. It builds on the county town's recent economic success and Shrewsbury's ability to provide a pool of labour, a wider choice of homes and a level of services that would be difficult to achieve in smaller settlements.
- 6.17 The strategy would emphasise the role of Shrewsbury in serving all of Shropshire. Concentration of growth in Shrewsbury allows other settlements the option of a reduction in development compared to the past ten years, should they wish.
- 6.18 Shrewsbury is the hub of the bus and rail networks in Shropshire, allowing services located in Shrewsbury to be relatively accessible by public transport. The strategy would reinforce this existing pattern of "accessible services" but would not minimise the need to travel, except for Shrewsbury residents.
- Spatial Implications**
- 6.19 Under this option, a high proportion of development over the next 15 years would occur in the Central part of Shropshire. North East and North West Shropshire would continue to have some growth, with existing towns experiencing similar growth to the past ten years, or less if they choose. In the East and South there would be less growth than in recent years.



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- 6.20 This option would mean tighter restrictions than currently on development in small villages and rural areas, but nevertheless such areas would still experience about 30% of Shropshire's development. Support would continue to be given to rural affordable housing and rural business development.
- 6.21 Significant growth of Shrewsbury may stretch the town's existing infrastructure capacity, with increased traffic congestion and strained services. On the other hand, it could facilitate major new infrastructure, for example the Shrewsbury North West Relief Road and/or the new Shrewsbury Parkway railway station (providing rural park and ride facilities on the Birmingham line). Such large scale infrastructure would have benefits for all of Shropshire.
- 6.22 An increase in Shrewsbury's rate of development would be an opportunity for extending its green infrastructure and improving the quality of the environment, as well as posing potential threats. Likewise, less development in other settlements has potential benefits and dis-benefits in terms of the built and natural environments of those places.

### Outcomes:

- Focused approach makes accompanying infrastructure delivery more feasible, with benefits for a wider geographical area (eg. transport improvements, health and education facilities, etc);
- Provides a larger pool of labour in Shrewsbury, linked to provision of significant amounts of affordable housing, supporting economic development;
- Would require larger-scale greenfield development on the edge of Shrewsbury, accompanied by significant infrastructure investment;
- Redirects some growth from market towns to Shrewsbury, allowing some market towns the option of more limited development;
- Provides for urban growth in Shrewsbury, and rural renaissance in the countryside.

### Flexibility

- Higher growth scenario: could be accommodated by one or more large urban extension(s) to Shrewsbury, or by one or more other market towns maintaining or increasing existing levels of growth.
- Lower growth scenario: straightforward to accommodate, by reserving sites for development late in the plan period, or no development if lower growth.

### Sustainability Appraisal Summary

- 6.23 The significant sustainability impacts of the option vary greatly throughout the county. The option will concentrate growth on Shrewsbury, providing significant positive impacts on housing and economic growth for the town and settlements with good access to the town. Balancing jobs and people will encourage a greater labour supply, new and improved infrastructure provision, and will have significant potential to encourage a higher value added economy in the long term. Conversely, opportunities to promote small scale economic growth, rural diversification and improved infrastructure provision in smaller settlements will be more limited,



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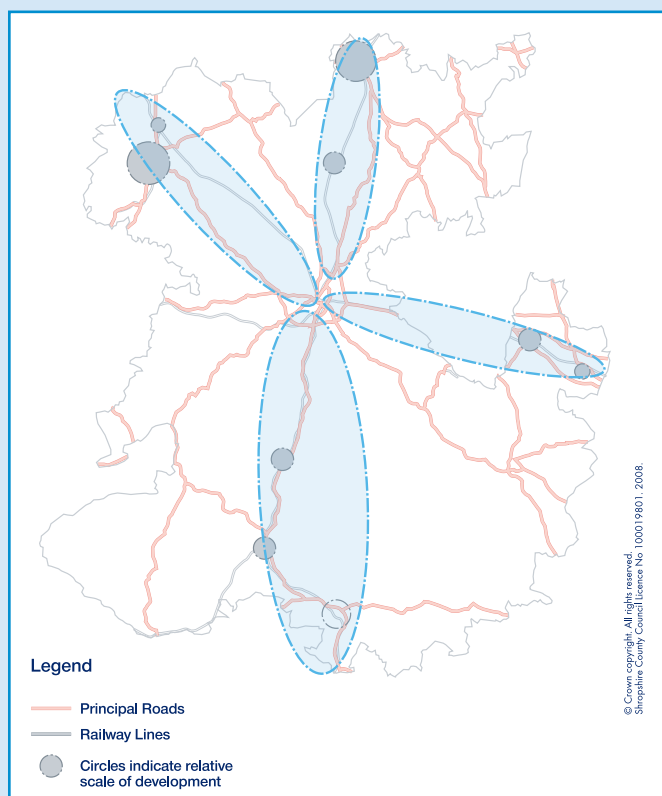
- 6.24 Whilst encouraging the greater co-location of services, jobs and housing around Shrewsbury, travel needs are likely to increase for more isolated rural communities as rural service provision become less viable in the long term. This is likely to have significant impacts upon car borne transport needs, and could add to congestion, particularly around Shrewsbury. However, concentrated growth offers significant opportunities to promote higher energy and water efficiency standards in new development.
- 6.25 Increased pressure will be placed upon a range of environmental assets in Shrewsbury and its surrounding areas, including landscape quality; water abstraction; surface water run-off and air quality. There will be greater opportunities through the design, density and layout of development to encourage significant improvements to green infrastructure.

● **Overall Score: 0/+ (neutral/positive)**

## Option B Transport Corridors

### Rationale and Strategy

- 6.26 Option B reflects market demand for development in places with good connections to the national transport network, namely the M54, A5 and A49 transport corridors. It reinforces Advantage West Midlands's strategy "Connecting to Success" by emphasising the importance to economic development of good transport connections to the rest of the country and beyond.
- 6.27 The strategy would focus new development in towns and villages that are well served by current transport networks, which are predominantly car-based. A concentration of development along the M54, A5 and A49 corridors will help lay the foundations for better bus and rail transport along these routes in the future, as petrol and diesel become more expensive into the 21st century.



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### Spatial Implications

- 6.28 This option will result in growth in settlements of various sizes, particularly those with railway stations: Church Stretton, Craven Arms and Ludlow in the south; Shrewsbury; Gobowen in the north west; Prees, Wem and Whitchurch in the north east; Shifnal and Albrighton in the east.
- 6.29 Employment-related development would be located where there are good road as well as rail connections. Development would be more tightly restrained than currently in locations with poor connections, and in places solely dependent on the car.
- 6.30 Concentrating development around highly accessible locations, or “transport nodes”, is consistent with higher density development. This means less agricultural land will be lost to development overall. Retail, office, health and educational developments would be focused at transport hubs.
- 6.31 Proactive environmental improvements would be linked with development investment, and as such would be particularly evident in the accessible A5 and A49 corridors.

### Outcomes:

- Recognises future potential of places, rather than perpetuating historic roles
- May increase commuting flows;
- Focussed approach makes delivery of infrastructure more straightforward;
- Consistent with improvements to rail and strategic bus services and a new Parkway station;
- Less development in Market Drayton and Bridgnorth;
- New railway halts, the slow down in existing rail services, and previous feasibility studies have dampened hopes regarding new railway stations at Hadnall, Baschurch and Whittington;
- Development along transport corridors may add to congestion on trunk routes;
- Problems of remoteness and decline in areas not well served by transport corridors;
- This option is likely to result in less housing in rural locations. To compensate, a higher proportion of affordable housing could be required of rural developments.

### Flexibility:

- |                         |   |
|-------------------------|---|
| Higher growth scenario: | the strategy would need to identify which locations could accommodate extra growth, if higher development rates occurred.   |
| Lower growth scenario:  | some locations would require a minimum level of growth to justify investment in rail, bus or sustainable transport infrastructure, and delivery might be vulnerable in a low growth scenario. |

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### Sustainability Appraisal Summary

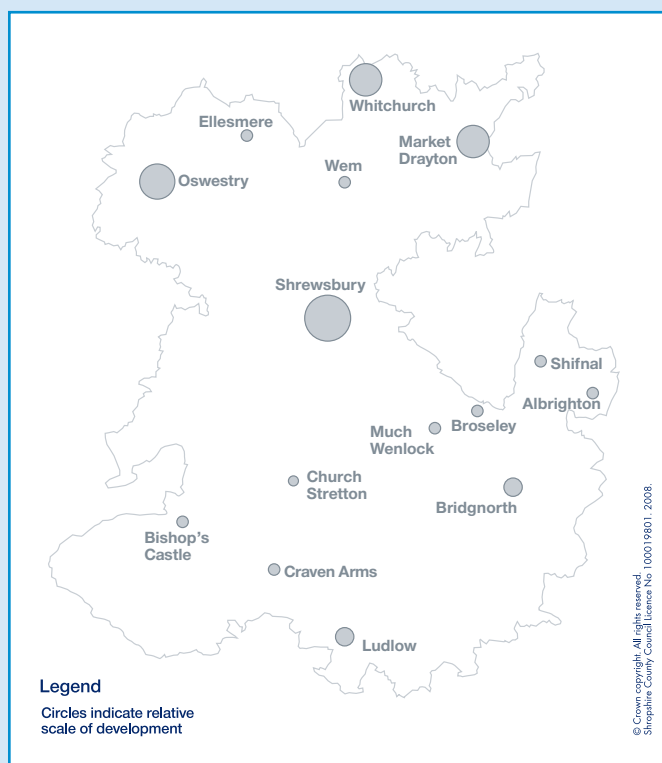
- 6.32 By focussing development on Shropshire's key transport corridors, Option B offers particularly positive implications for economic growth and for enabling significant infrastructure improvements. However, in targeting areas of opportunity rather than areas of need, Option B has potential to lead to inequalities in service and infrastructure provision throughout the county. Some settlements on the proposed transport corridors are relatively small and could have longer term land capacity issues. However, the focussed approach will encourage larger scale housing and employment schemes, leading to positive opportunities to enable more affordable and sustainable housing.
- 6.33 By its nature Option B has significant potential to encourage people to travel further to access services and jobs. Smaller settlements in particular are unlikely to be self-contained. However, the focussed approach will allow the Strategy to co-ordinate effectively with public transport improvements and allow new cycle ways to be developed. Therefore there is some longer term uncertainty as to the option's contribution to reducing carbon emissions.
- 6.34 The focussed approach is likely to lead to pressure on open space provision in some settlements, and there is potential for negative impacts on townscape, cultural heritage, water supply, flood risk and air quality, and mitigation measures would need to be sought. However, the option does encourage the sustainable use of brownfield land and supports existing networks of waste management facilities.

### ● Overall Score: 0 (neutral)

## Option C Market Towns

### Rationale and Strategy

- 6.35 Option C builds on recent initiatives to revitalise the market towns. It accepts the long term market trend leading to declining services in smaller settlements. Correspondingly this option seeks to restrict development in smaller settlements and ensure that new development is located where it can most directly support the services that remain.
- 6.36 The strategy would emphasise the role of thriving market towns in serving both town and country. It would emphasise the interdependency and transport links between the rural areas and the market towns.



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### Spatial implications

- 6.37 Economic development, market housing and affordable housing would be focussed on the market towns and in places with good links to market towns, with very strong restraint on development in other locations. The transport strategy would be key to linking rural areas to services in the market towns.
- 6.38 Option C would result in substantial development in market towns in every area of Shropshire – Oswestry and Ellesmere in the North West; Whitchurch and Market Drayton in the North East; Shrewsbury, Wem, Much Wenlock and Church Stretton around Central Shropshire; Ludlow, Craven Arms and Bishops Castle in the South; and Bridgnorth, Broseley, Albrighton and Shifnal in the East.
- 6.39 By clustering development, Option C may offer greater opportunities for improved infrastructure to reduce our carbon footprint, such as better walking and cycling routes, and opportunities for decentralised energy supply such as combined heat and power, etc. A strong focus increases economies of scale for infrastructure and service providers.
- 6.40 There would be a focus on environmental improvement opportunities in market towns and on the corridors linking them with the countryside.

### Outcomes:

- Builds on historic roles and consolidates the role of the market towns and the level of facilities that they can offer;
- Enhances viability of public transport between the market towns;
- Consistent with improved rural bus services to market towns;
- Development would be directed to places with services, while development in villages with few services would be tightly restricted;
- Could leave rural parts of Shropshire with little change;
- Increases the reliance of rural residents on market towns, and reinforces the need to travel to them;
- By concentrating development in the market towns, it reduces the investment available to smaller settlements;
- Some market towns may struggle to accommodate this growth without losing some of their character.

### Flexibility

- |                         |   |
|-------------------------|---|
| Higher growth scenario: | may significantly change the size and character of market towns;  |
| Lower growth scenario:  | would result in less change and fewer service level improvements. |

### Sustainability Appraisal Summary

- 6.41 In focussing growth on Shrewsbury and a range of market towns, Option C allows considerable potential to develop a balanced and sustainable economy throughout Shropshire; continuing to use existing infrastructure, services and facilities. Allowing significant amounts of development to smaller market towns may place some



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limitations on developing a higher-value economy. It is likely that the strong focus away from smaller rural settlements will encourage greater opportunities to develop more affordable housing on the back of large scale schemes across Shropshire.

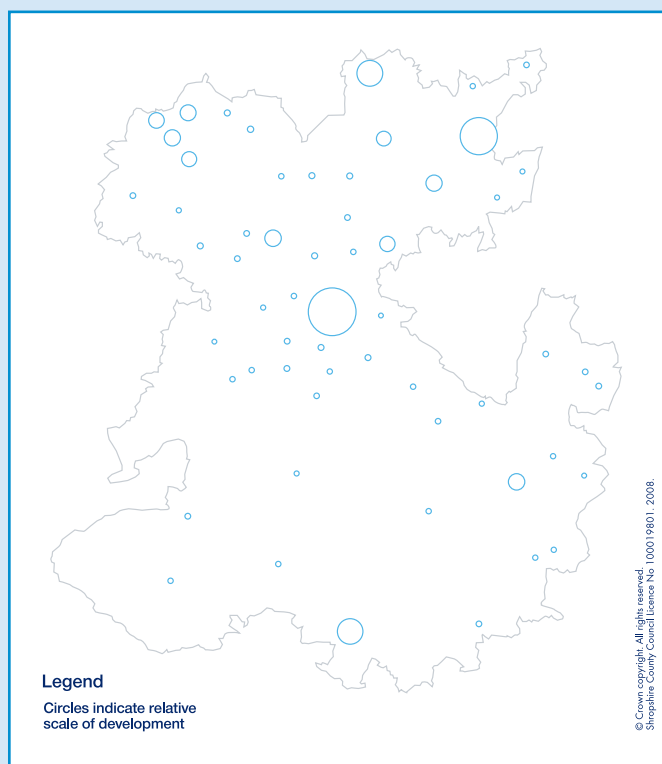
- 6.42 Enabling growth in a number of market towns supports the creation of self-contained settlements, and is likely to reduce the travel requirements for large numbers of people. There is likely to be an increase in the need for smaller rural areas to travel to access services, although the preparation of an appropriate transport strategy is highlighted as central to the strategy. The pattern of growth promoted is likely to lead to infrastructure and public transport improvements in the long term.
- 6.43 Reducing the scale of growth in smaller rural settlements will positively affect a number of environmental considerations, including landscape and cultural heritage. The development of networks of green infrastructure could also be promoted in the longer term, particularly around Shrewsbury and the larger market towns. The encouragement of larger, more concentrated schemes will also help to promote more energy efficient design. There is some longer term concern for the impact on air quality, particularly in existing Air Quality Management Areas.

### ● Overall Score: + (positive)

## Option D Continuing Current Trends

### Rationale and Strategy

- 6.44 This option would continue the development trends experienced over the past ten years. Current practice is the outcome of Structure Plan and Local Plan policies that attempt to focus development in accessible and well served locations, whilst also allowing small scale development in smaller villages to meet local needs.
- 6.45 The strategy adopts a “settlement hierarchy” approach, with development in proportion to the services available in different places. The market towns and key villages act as sustainable service centres to serve the surrounding rural areas.



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### Spatial implications

- 6.46 Over the past ten years, this strategy has resulted in both the growth of market towns and substantial small-scale, incremental development in villages across Shropshire. Development has been restrained in the Green Belt in the east and in the countryside elsewhere.
- 6.47 A continuation of this strategy would result in further substantial development in the north west, north east and central market towns of Oswestry, Whitchurch, Market Drayton and Shrewsbury respectively. More moderate development would occur in Bridgnorth in the east and Ludlow in the south. Modest development would continue in the smaller market towns, with small scale development in the villages. Development in the countryside would continue to be restricted mainly to conversions, meeting local needs for affordable housing, and live/work developments.
- 6.48 The current strategy has achieved some success in encouraging sustainable transport in the larger towns, albeit less success elsewhere. The current approach delivers infrastructure and affordable housing in the larger settlements, but less provision in rural parts. The problem with matching infrastructure to small scale, incremental development may be partially resolved by the forthcoming Community Infrastructure Levy and lower thresholds for providing affordable housing. Nevertheless, continuing the current approach is unlikely to stem the decline in the loss of facilities in rural areas, nor significantly improve the provision of affordable housing and infrastructure facilities in rural areas.
- 6.49 The current strategy towards environmental protection and improvement is focused on designated areas, such as the Shropshire Hills Area of Outstanding Natural Beauty, the open countryside and conservation areas.

### Outcomes:

- Results in a significant amount of small-scale, incremental development;
- Allows development in villages in relation to their existing level of services;
- Responds to market demand for economic development and housing in areas of choice;
- The more that development is spread, the more limited the individual benefits, particularly in maintaining and providing infrastructure and services in smaller settlements;
- The resulting pattern of development has increased traffic levels across Shropshire.

### Flexibility

- |                         |   |
|-------------------------|---|
| Higher growth scenario: | the strategy spreads growth around, which tends to result in development pressure in the villages and rural areas during periods of growth; |
| Lower growth scenario:  | likely to result in continuing loss of services in many places.   |

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### Sustainability Appraisal Summary

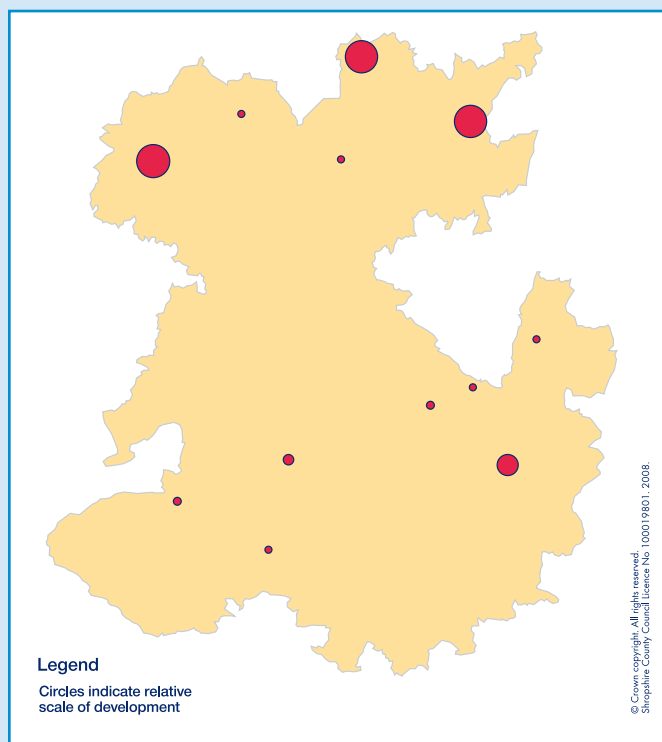
- 6.50 Whilst demonstrating some significant positives with regard to market housing supply; the service based economy; and low unemployment levels, the continuation of current trends is unlikely to lead to the necessary critical mass of development with which to encourage long term improvements, particularly with regard to infrastructure and rural service provision. It is unlikely that continuing the current pattern of development will have sufficient flexibility to respond to changing needs of business and enterprise, or to the long term supply of affordable housing.
- 6.51 The dispersed nature of current development trends has encouraged the continued use of the private car to access a range of services and facilities. Increasingly demanding energy and water efficiency targets will be hard to achieve because of the largely incremental nature of development. Both these issues have negative implications for reducing Shropshire's impact on climate change.
- 6.52 Continuing current trends will offer further opportunities to protect key historic designations, landscape quality and biodiversity networks in the short term. It is unlikely air quality levels will improve. The option is positive in supporting the efficient use of existing infrastructure particularly waste management facilities.

### ● Overall Score: 0/- (neutral/negative)

## Option E Rural Rebalance

### Rationale and Strategy

- 6.53 The premise of option E is that smaller rural settlements should not be written off as “unsustainable”, due to their lack of facilities and reliance on the car. Instead, the Core Strategy should take a positive view of development that improves the sustainability of existing rural communities, with a particular emphasis on social and economic balance. The option reflects the views expressed in the Taylor Review, “Living Working Countryside” (July 2008).
- 6.54 Under this option, rural accessibility is not necessarily a significant problem and therefore not a key restraint. Alternatives to petrol (such as bio-diesel and electric cars), improved public transport, and lifestyle changes (home working, the internet, video-conferencing, the return of van deliveries, etc) are expected to provide solutions to rural accessibility.



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- 6.55 Option E seeks to rebalance rural areas, by ensuring people who work in the rural areas can also live there. The strategy seeks a concerted effort to provide rural affordable housing, and to enable rural businesses to grow, by allowing higher levels of growth in villages and rural areas in order to meet the affordable housing needs of communities. Its driver is improving social and economic sustainability rather than preventing development in places which currently perform poorly in sustainability terms.
- 6.56 Option E draws on work undertaken in the “Rural Community Sustainability” report produced by SQW Consulting on behalf of Advantage West Midlands and the West Midlands Regional Assembly to inform the RSS Phase 3 Revision of rural policies. The SQW report examined many facets of rural life, and found rural sustainability to be declining in the majority of indicators.

### **Spatial Implications**

- 6.57 A more dispersed pattern of rural development is likely, with an emphasis on what contribution the development will make to the rural economy. The type of housing is seen as important as the quantity, with priority given to local needs and affordable housing. This may slightly increase the proportion of development in the south and east of Shropshire in relation to the north and central areas.
- 6.58 Under this option, there may be less development in the market towns, with the exception of Shrewsbury. In Shrewsbury the option of less development is ruled out by its status as a “settlement of significant development” in the Regional Spatial Strategy.
- 6.59 The approach to rural areas outside key villages is the subject of Choice 2: development in the countryside. A relaxed option to Choice 2 in combination with strategic option E would result in a much more dispersed pattern of development, supporting local people to live in their community of choice.

### **Outcomes:**

- Addresses the imbalance in smaller rural communities, which are increasingly the preserve of the wealthy or retired;
- May reduce the need to travel for residents who work in the countryside;
- Maximises opportunities for decentralised energy supply appropriate in the countryside;
- Less than 45% of development in Shrewsbury and the five larger market towns (Bridgnorth, Ludlow, Oswestry, Whitchurch and Market Drayton);
- Critical mass for sustainable services might not be achieved in many locations;
- May perpetuate reliance on the car;
- An ageing population may face increasing isolation and difficulty in accessing basic services;
- Danger of abuse, if “affordable” homes and “live/work units” become a cover for significant migration to the countryside;
- “Next generation” internet access cannot be guaranteed in many rural areas;
- Dispersed development creates more small scale impacts on the landscape.



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### Flexibility

- Higher growth scenario: likely to be accommodated by large developments in the towns. It may increase pressure for market development, which could result in a “rash” of rural developments.
- Lower growth scenario: is more likely to reduce the amount of development in the towns than in villages and the rural area.

### Sustainability Appraisal Summary

- 6.60 The dispersal of development into rural areas is likely to enhance opportunities to provide more affordable housing and small scale economic growth for a range of smaller settlements, having particularly positive consequences for the Southern Area of the county. However, opportunities to develop decent, affordable and high quality housing in the larger market towns will be more limited in the medium to long term.
- 6.61 There are significant longer term uncertainties inherent in this Option, not least in the provision of accessible services; the provision of sustainable transport links; and the pressure on travel requirements for communities. The long term sustainability of this option relies heavily on achieving a ‘critical mass’ of population for smaller rural areas, which at this stage remains hard to gauge.
- 6.62 Increasing the scale of growth to rural areas is likely to lead to more opportunities at a local level for community renewable energy schemes, although on a county wide basis there will be significantly less opportunity to encourage higher Code for Sustainable Homes standards in new development. Dispersing growth to rural areas will relieve pressure on Greenfield land in market towns, although smaller settlements are likely to be subject to much greater pressure in terms of biodiversity preservation, landscape quality, surface water run-off, and service and infrastructure provision.

### ● Overall Score: 0 (overall Neutral)

## Comparison of Strategic Options

### Overall Distribution

- 6.63 The proportion of development that would occur in settlements of different size is shown below in Figure 6.1. The same figures are re-arranged in Figure 6.2 to aid comparison on a place-by-place basis.

Figure 6.1: Implications for towns and villages, by strategic option

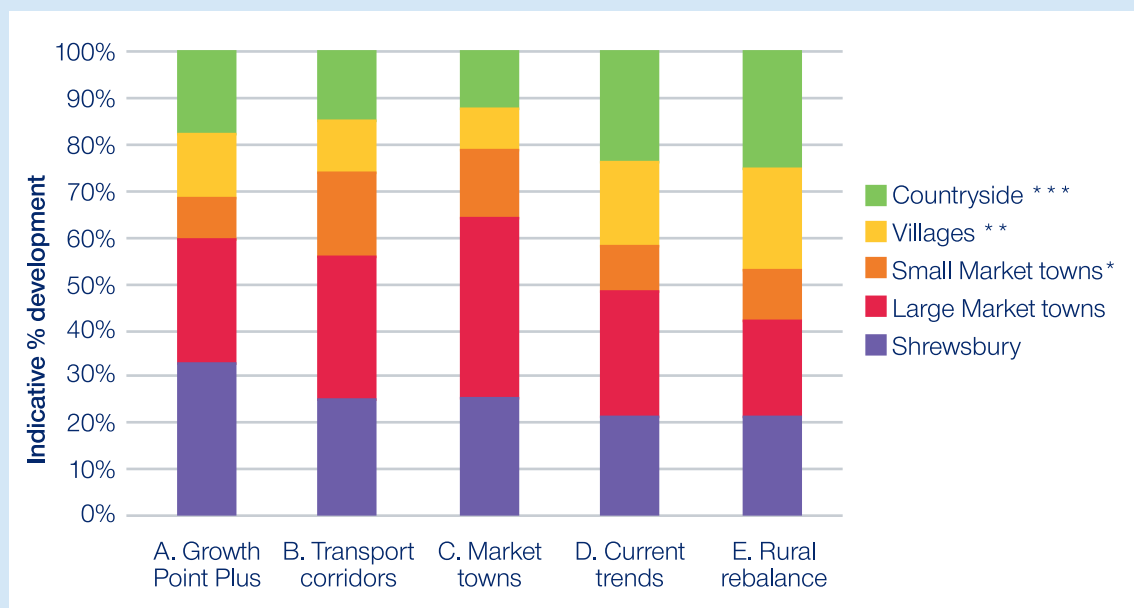
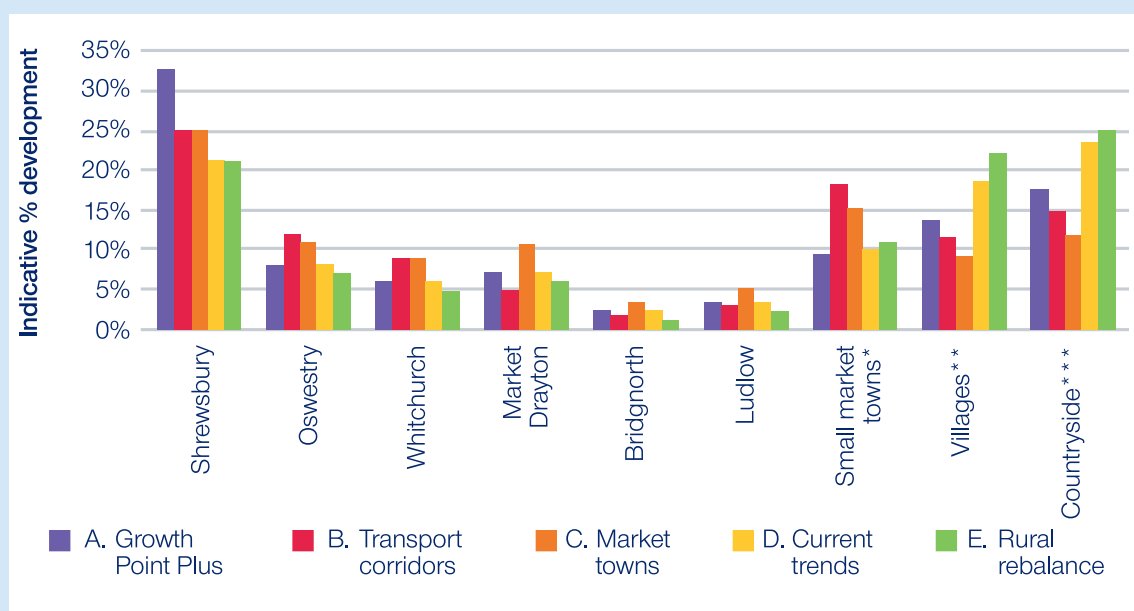


Figure 6.2: Implications for strategic options, by place



\* Small market towns as defined in the Development Trends Reports, namely Bishops Castle, Broseley, Church Stretton, Craven Arms, Ellesmere, Much Wenlock, Shifnal and Wem.

\*\* "Villages" refers to development within settlement boundaries as defined in the relevant Local Plan.

\*\*\* "Countryside" is everywhere outside defined settlement boundaries. See paragraph 6.64.

Figure 6.3: Outcome of Strategic Option by Spatial Zone

Options				
Areas	A Growth point plus	B Transport corridors	C Market towns	D Continuing current trends
South	Similar growth as currently, or possibly less, in Ludlow, Craven Arms, Church Stretton, Bishops Castle, etc.	Development along the A49 road / rail corridor, namely Ludlow, Craven Arms and Church Stretton. Strict restraint elsewhere.	Development focused in the well linked towns, namely Ludlow, Craven Arms and Church Stretton, and in places with good links to the market towns.	Development in proportion to the services available, with the majority in Ludlow, Craven Arms, Church Stretton and Bishops Castle with proportionately less in villages.
East	Similar or possibly less growth than currently in Bridgnorth and smaller towns and villages.	Development along the M54/A5 road / rail corridor, namely Albrighton and Shifnal, etc. Less development than currently in Bridgnorth and elsewhere.	Development in Bridgnorth, and in places with good links to Much Wenlock, Shifnal, Broseley and Telford. Rural development only where there are good public transport links.	Development predominantly in Bridgnorth and villages, but with more rural affordable housing and rural business development.
Central	Significant growth of Shrewsbury.	Development in Shrewsbury and along the A5 and A49 corridors. Strict restraint elsewhere.	Development in Shrewsbury and in places with good transport links to Shrewsbury.	Development predominantly in Shrewsbury and villages, but with more rural affordable housing and rural business development.

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Figure 6.3: Outcome of Strategic Option by Spatial Zone, continued

Options				
Areas	A Growth point plus	B Transport corridors	C Market towns	D Continuing current trends
North West	Similar growth as currently, or possibly less, in Oswestry, Ellesmere and surrounding villages.	Development along the A5 corridor, including Oswestry and Gobowen. Restraint elsewhere.	Development in Oswestry and Ellesmere and in places with good transport connections to these market towns.	Development in proportion to the services available, namely the majority in Oswestry with proportionately less in Ellesmere and the villages.
North East	Similar growth as currently, or possibly less, in Market Drayton, Whitchurch, Wem and smaller villages	Development along the A49 corridor, including Wem and Whitchurch. Potential for development around rural railway stations (Prees, Yorton / Clive). Strict restraint elsewhere.	Development in Wem, Whitchurch and Market Drayton and in places with good transport connections to them or to surrounding towns	Development in proportion to the services available, predominantly in Wem, Whitchurch and Market Drayton. Proportionately less development in villages.
				E Rural rebalance
				Development predominantly in Oswestry, Ellesmere and villages, but with more rural affordable housing and rural business development.
				Development predominantly in towns and villages, but with more rural affordable housing and rural business development.

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# Choice 2: Development in the Countryside

### The Givens

- PPG<sup>2</sup> 2: Green Belts
- PPS7: Sustainable Development in Rural Areas
- RSS policies (adopted): RR1 Rural Renaissance, RR2 The Rural Regeneration Zone, PA14 Economic Development and the Rural Economy, PA15 Agriculture and Farm Diversification, QE6 The Conservation, Enhancement and Restoration of the Region's Landscape

### Strategic Objectives

1, 3, 4, 5, 6, 7, 8, 9, 10

### Key Issues

1, 3, 5, 6, 7, 8, 12, 13, 19, 20, 21, 23, 24 (detailed on pages 30-31)

### The Issues

- 6.64 Planning policy has traditionally restricted development in the countryside. The “countryside” includes isolated buildings, hamlets and smaller villages without a formal settlement boundary. Settlement boundaries are defined in the adopted Local Plans, and will be reviewed to reflect the strategic approach adopted by the emerging Core Strategy.
- 6.65 Planning policy has the difficult balance of protecting the countryside from sometimes excessive development pressure, whilst simultaneously encouraging rural renaissance and enabling rural communities to thrive. To date policy has sought to prevent proliferation of buildings across the countryside, preserve treasured landscapes, and encourage more clustered development in larger villages that can function as “key service centres”.
- 6.66 Exceptions to the traditionally restrictive approach to development in the countryside often occurs towards:
- affordable housing<sup>3</sup> developments to serve local needs
  - economic activity, such as farm diversification and expansion of existing rural businesses
- 6.67 A significant proportion of development is currently occurring in the countryside. The Core Strategy could tighten the existing approach, for example by adopting options A or B below. Loosening the current approach could allow market housing to be built in the countryside as well as widening the types of economic activity that would be considered appropriate (option E).
- 6.68 “Development” here refers to new buildings, substantial rebuilding and converting existing buildings to new uses (eg. barn conversions).

<sup>2</sup> See glossary: PPGs are Planning Policy Guidance Notes and PPSs are Planning Policy Statements

<sup>3</sup> “affordable housing” is subsidised or below-market housing for those unable to afford market housing

**Relationship with choice of strategic option:***Strongly influenced*

- 6.69 The strategic approach will determine which settlements have a settlement boundary, and consequently what falls within the definition of “countryside”. A strategic approach that increased the number of small villages with a defined settlement boundary would greatly increase the amount of development in the countryside, even with option A or B below. Conversely, although some of the strategic options (eg. transport corridors and market towns) might imply less development in rural areas, this would be undermined if combined with the more relaxed option E below.
- 6.70 The options below also need to be cross-referred to the approach taken towards affordable housing (choices 8 & 9).

**Key decision:***What development is acceptable in the countryside?*

Options	Outcomes
A. No new buildings (except for agricultural, forestry, minerals and quiet informal recreation). Conversions of existing buildings limited to employment uses only.	Tightly restricts new building and barn conversions. Would deflect rural development into identified settlements, where services and sustainable transport options are more viable both now and in the future. Would limit the expansion of existing rural businesses. Affordable housing would be focused into existing settlements, that at least have basic facilities. With no housing allowed, not all conversions would be viable, which may lead to dereliction of some older buildings.
B. New building and conversions restricted to employment uses and affordable housing only	Tightly restricts new building and barn conversions outside identified settlements to small scale employment uses appropriate in the rural area and affordable housing only. Would maximise potential for affordable housing supply, potentially in isolated locations.
C. New building restricted to employment uses and affordable housing only, but conversions allowed more flexibility of uses.	For new buildings, outcomes as option B, with no market housing in hamlets and villages without a settlement boundary. Greater flexibility towards conversions would allow a range of uses including market housing, although conversions to employment and live/work uses would remain preferred. Policy would have to be carefully worded to avoid the conversion of modern agricultural buildings to residential.

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Options	Outcomes
D. New building and conversions allowed for general small-scale housing, live work units, rural business premises of different types and sizes, only in specific locations.	Similar to the existing approach in many parts of Shropshire. Specific locations might include villages (with no settlement boundary) that have a shop, post office or school. The definition of “suitable locations” is key. Alternatives include locations within easy walking distance of services; in named villages (with no settlement boundary); and locations where there is an existing cluster of buildings.
E. New building and conversions allowed for general small-scale housing, live work units, rural business premises of different types and sizes, subject to limitations on impact.	The most relaxed approach, but not a free-for-all. The criteria in the policy would seek to restrict development to that which had an acceptable impact in terms of traffic, landscape, etc. Would result in increased land prices due to competition for general housing. Could result in a proliferation of buildings across the countryside.
F. Any others not identified above?	What would be the implications of your suggestion?

#### Sustainability Appraisal Summary:

- 6.71 Whist Options D and E offer significant potential to develop and diversify the rural economy, they also have the most potential to negatively affect a range of environmental considerations. By focussing on employment uses, affordable housing and appropriate conversions in the countryside (subject to strict criteria), Option C is likely to offer the most balanced and sustainable option for promoting rural diversification and meeting identified housing need, whilst having the least impact on the environment.

## Your views

Which of the above options do you prefer and why?

Please let us know using the response form.

How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 3: Shrewsbury's Direction for Growth

### The Givens

- 6.72 Shrewsbury is identified in the West Midlands Regional Spatial Strategy as a “settlement of significant development”. It is also one of the Government’s “new growth point” towns. Consequently there will be substantial development in and around Shrewsbury over the next 15-20 years.
- 6.73 The evidence base shows that approximately 1,000 – 2,000 homes will need to be accommodated on greenfield sites. These will need to be matched by substantial new employment sites, new infrastructure and a growth in retail and services.
- 6.74 Brownfield sites within the existing urban area will continue to be a priority for regeneration. Any large scale releases of greenfield land are in addition to ongoing brownfield redevelopments.
- 6.75 The North West Relief Road (NWRR) is one means of improving the road infrastructure, already agreed in principle in the adopted Shrewsbury and Atcham Local Plan and in the Shropshire Local Transport Plan, but dependent upon achieving funding and planning approval. Other methods of improving road capacity are improvements to the junctions with the A5 bypass and network management such as urban traffic control systems. Demand management measures and better use of sustainable transport, such as walking, cycling and bus services, are also key to improving road capacity. Any combination of these capacity improvements may be used, and are not dependent on the option selected in the Core Strategy.

### Strategic Objectives

2, 3, 5, 7, 8, 9, 10, 11

### Key Issues

1, 2, 5, 8, 13, 14, 17, 18, 19, 21, 23, 24 (detailed on pages 30-31)

### Place Specific Evidence Base:

- Strategic Housing Land Availability Assessment: Shropshire Councils in conjunction with Baker Associates (in preparation);
- Landscape Sensitivity and Capacity Assessment: White Consultants (Oct 2007);
- Economic Assessment & Employment Land Study: BE Group (Mar 2005);
- Employment Sites Assessment: BE Group & Faber Maunsell (Nov 2007);
- Supply of Offices Study: BE Group (Feb 2007);
- Water Cycle Strategy and Strategic Flood Risk Assessment: Halcrow (Oct 2007);
- Survey of Sites of Ecological Value: Shropshire Wildlife Trust (2007);
- Recreation and Open Space Needs Assessment: PMP (Jun 2008);
- Shrewsbury Transport and Land Use Development Options Assessment: Faber Maunsell (Nov 2007)



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### The Issues

- 6.76 Decisions about development sites will be taken in the Site Allocations and Development Management Development Plan Document, not the Core Strategy. Nevertheless, it is appropriate for the Core Strategy to consider key strategic decisions on whether a major urban extension is appropriate for accommodating Shrewsbury's growth.
- 6.77 The direction of large scale growth will be co-ordinated with appropriate infrastructure. None of the options inevitably lead to the construction of the North West Relief Road (NWRR). Although option B would deliver part of the proposed route, it would be a stand-alone road scheme which does not necessarily mean the NWRR would be completed, although it would assist it.

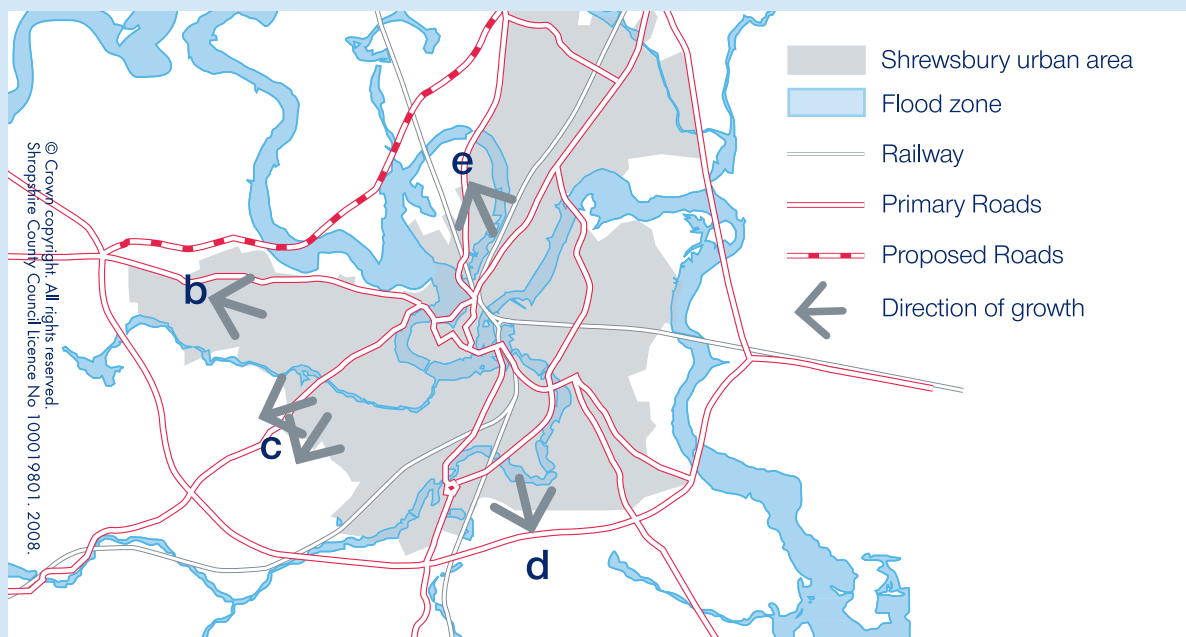


Figure 6.4: Options for Directions of Growth in Shrewsbury

### Relationship with choice of strategic option:

#### *Strongly influenced*

- 6.78 The scale of development in Shrewsbury is greater in strategic approach A (growth point plus), declining to current levels in strategic approaches D (current trends) and E (rural rebalance). The increased quantity of development in strategic approach A may mean that two of the options below are required.
- 6.79 There is also a strong relationship with choices 4 and 7. Choice 4, regarding Shrewsbury's office and retail growth, includes options to create new centres or expand existing out-of-centre hubs, which would clearly be inter-related to the choices below. There is likewise a relationship with Choice 7, regarding the phasing of housing development and the priorities for the release of brownfield and greenfield sites.

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#### Key decision:

*What are Shrewsbury's strategic directions for large-scale greenfield development, in addition to continuing regeneration of brownfield sites?*

Options	Outcomes
<b>A. medium scale developments scattered all around the edge of Shrewsbury</b> , spreading development across many sites.	Could include smaller developments such as Weir Hill Farm to the south-east of Monkmoor, land to the rear of Lion Coppice, Battlefield, and small developments in each of the directions identified by options B, C, D & E. Dispersed development makes it less likely that larger scale infrastructure will be delivered (for example community centres, playing fields, new bus service, etc)
<b>B. urban extension to the west</b> , in the Bicton Heath direction, accompanied by a new road to link Holyhead Road and the A5.	Significant new development would pay for a new road link, enabling through traffic to bypass Welshpool Road. This may encourage more of a “village centre” character. Development would contribute improvements to local services and facilities, including formal greenspaces.
<b>C. urban extension to the south west</b> , on one or both sides of the A488 Hanwood Road.	Local environmental designations would be protected, with green infrastructure as well as road improvements essential elements of any development.
<b>D. major development to the south</b> , off Oteley Road.	Likely to include extensions to Shrewsbury Business Park and Meole Brace retail park. Would need to be accompanied by improvements to A5 junctions to manage traffic impacts.
<b>E. urban extension to the north</b> , between Ellesmere Road and the railway.	Proximity to the town centre and Harlescott employment areas should encourage use of sustainable transport, especially walking and cycling. Development would be expected to contribute to the improvement of walking & cycling routes in the north of Shrewsbury. May be dependent upon resolving traffic congestion into the town centre at Coton Hill.
<b>F. any others, not identified above?</b>	Please provide details of your proposals, and their implications.

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### Sustainability Appraisal Summary:

- 6.80 Options B-E offer longer term flexibility over land supply, offering significant potential to develop higher affordable housing levels, sustainable design, and green infrastructure schemes. They each would relieve pressure on air quality within the town centre. By expanding the town, Options B-E have potential to increase overall travel requirements, although there is also the possibility to develop improved levels of public transport provision. Scattered development around the edge of Shrewsbury has the greatest potential to negatively affect landscape quality. It is considered each of the urban extension proposals (Options B-E) would positively affect the growth of Shrewsbury, particularly in the longer term. Whilst offering the greatest potential to utilise small sites close to the existing town centre, Option A is not as flexible in its long term land supply.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider  
and evaluate as part of the plan making process?

## Choice 4: Shrewsbury's role as a sub regional centre

### The Givens

- 6.81 RSS policies (adopted) PA11, PA12A, PA13, PA13A. The Regional Spatial Strategy for the West Midlands identifies Shrewsbury as a strategic centre and the preferred location for major retail developments, uses that attract large numbers of people, and large scale office developments. The RSS requires the Shropshire Local Development Framework to make provision for 80,000 sq m of retail development and 20,000 sq m of office development in Shrewsbury over the period 2006-2026.

### Strategic Objectives

1, 2, 3, 7

### Key Issues

8, 11, 19, 21, 23 (detailed on pages 30-31)

### The Issues

- 6.82 It is for the Core Strategy to define the extent of the “strategic centre” and the focus of the “preferred location” for these uses. While the town centre is the preferred location for retail, cultural and office developments, it is constrained by the River Loop, its historic environment and the existing balance of residential and other non-retail uses. Land is available at existing retail and business parks, and on the edge of Shrewsbury, but its release has implications for the character of Shrewsbury and the future of its historic town centre.

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### Relationship with choice of strategic option:

*Strongly influenced*

- 6.83 The proportion of Shropshire's development that will be directed towards Shrewsbury will have an obvious impact on the amount of land required for retail, office and other town centre uses.

### Key decision:

*Where should Shrewsbury's development requirements to fulfil its role as a sub regional commercial centre be accommodated?*

Options	Outcomes
<b>A: Town centre only</b> , defined as high density development within the River Loop only.	This may limit the amount of development that Shrewsbury can accommodate, effectively "capping" its function as a strategic centre. On the other hand, it would channel development pressure to enable major redevelopments to be delivered, such as a renewed Riverside Precinct, improving the quality of the town centre.
<b>B: Town centre and edge-of-centre</b> , extending the "strategic centre" to include Frankwell; Abbey Foregate/ Old Potts Way/ Coleham area and Castle Foregate / St Michaels Street.	This option would create a much larger area for town centre uses, beyond the traditional River Loop boundary. Expansion of out-of-centre sites would be avoided wherever possible.
<b>C: Whole town</b> , including expansion of existing centres (for example, Meole Brace and Sundorne retail parks, Shrewsbury business park, etc) and potentially new centres.	Whilst attractive to car users and to developers, there is a danger that the town centre starts to become secondary to out-of-town retail and office parks. Retail and business parks on the edge of Shrewsbury are less accessible by public transport and offer less potential for linked trips than the town centre.
<b>D: Whole town and hinterland</b> , including new out-of-town locations, in addition to the town centre and other urban sites. This may involve the creation of new centres associated with new urban extensions.	This option opens the door to potential new "hubs" of activity on the outskirts of Shrewsbury. The most likely locations are Bicton Heath (in conjunction with Choice 3 option B), Meole Brace (in conjunction with Choice 3 option D) and Mount Pleasant (in conjunction with Choice 3 option E).
<b>E: Any others not identified above?</b>	Please provide details of your proposals, and their implications.



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### Sustainability Appraisal Summary:

- 6.84 By focussing new office/retail/cultural development solely within Shrewsbury's River Loop, significant opportunities are available to reduce the need to travel, promote sustainable modes of transport, mitigate social exclusion, and to make the efficient use of land. However, the restriction on development opportunities is likely to have significant negative impacts upon long-term economic growth and investment potential. Option D would offer potential to offer short term economic opportunities, but is likely to lead to a reduction in town centre viability in the longer term, and places pressure on a number of environmental assets. Both options B and C offer largely sustainable compromises, although option C will be reliant upon developing quality public transport to and from the town centre and the wider Shrewsbury hinterland.

## Your views

Which of the above options do you prefer and why?

Please let us know using the response form.

How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 5: Oswestry's direction for growth

### The Givens

- 6.85 Oswestry is the largest market town in Shropshire with a population of around 17,000. It acts as the principal employment, commercial and administrative centre in the north west of the County and serves a wider rural hinterland which extends into Wales. It is largely self contained and remote from the influence of the major urban areas within the West Midlands region.
- 6.86 Under all the strategic approaches, it is envisaged that Oswestry will have a significant role to play in accommodating new housing and employment development. As the current Oswestry Borough Local Plan 1996-2006 is now beyond its original plan period, it is important that strategic direction is provided as soon as possible.

### Strategic Objectives

1, 2, 3, 5

### Key Issues

1, 2, 5, 8, 13, 14, 17, 18, 19, 21, 23, 24 (detailed on pages 30-31)

### Evidence Base

- Strategic Housing Land Availability Assessment: Shropshire Councils in conjunction with Baker Associates (in preparation)

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- Oswestry Landscape Sensitivity and Capacity Assessment: White Consultants (in preparation)
- Phase 1 Strategic Flood Risk Assessment: Halcrow (September 2007)
- PPG17 Open Space, Sport and Recreation Study: PMP (April 2005)

### The Issues

- 6.87 Only large scale allocations of a strategic nature are appropriate for a Core Strategy, as the Site Allocations and Development Management DPD is the correct mechanism for identifying and designating almost all development allocations. However, in Oswestry's case, there is an obvious single direction for strategic housing growth and one that has already been subject to extensive public consultation as part of the Oswestry Borough Local Development Framework process. To provide for the lengthy lead-in required by large scale development, and to confer certainty regarding strategic direction at a crucial time, it is important that the Shropshire Core Strategy considers and evaluates the development options for Oswestry and makes a decision on whether to pursue a planned urban extension to the south east of the town (see Figure 6.5).
- 6.88 Land between Shrewsbury Road, Middleton Road and the A5/A483 Oswestry bypass has the potential to accommodate around 750 dwellings as part of a mixed use development of housing, employment, open space and other facilities. It is well related to the existing urban area, the college and the proposed new leisure centre, and is readily accessible. It is relatively free from constraints and is distant from the more sensitive landscapes on the other edges of the town. As such it is considered the optimum location to accommodate significant development.

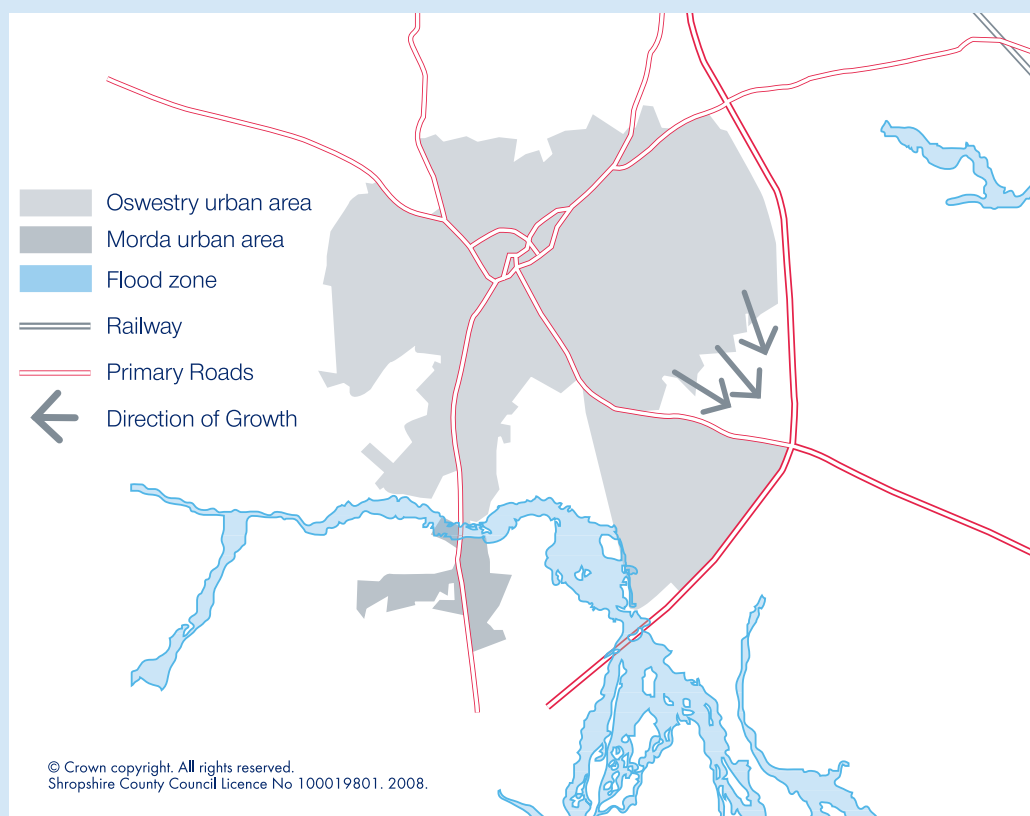


Figure 6.5: Options for Directions of Growth in Oswestry

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- 6.89 The northern, western and southern parts of the town are much more constrained. There are considered to be no opportunities to accommodate major development without significant harm to the landscape, the setting of valued environmental assets and the setting and approaches to the town. For these reasons, no other options have been identified for planned urban extensions.
- 6.90 The main alternative option for accommodating future housing growth in Oswestry is therefore to distribute development around the edge of the town on a number small/medium scale greenfield sites. If this option was preferred, sites would be considered, evaluated and allocated through the preparation of the Site Allocations and Development Management DPD. The Landscape Sensitivity and Capacity Assessment which is currently being carried out will be a key part of the evidence base for determining where the potential exists to accommodate development.
- 6.91 In both the options which have been identified, it is assumed that best use will be made of brownfield sites, where available, within the existing built up area.
- 6.92 The scale of new housing development will need to be matched by new employment land provision, of which there is already a shortage, and co-ordinated with new and improved infrastructure, facilities and services required to support that development.

### Relationship with choice of Strategic Option:

#### *Moderate*

- 6.93 Although the scale of development in Oswestry varies between the Strategic approaches, with more in Option C (Market Towns) and less in Option E (Rural Rebalance), a significant amount of development is envisaged under all strategic scenarios.
- 6.94 The Strategic Housing Land Availability Assessment will confirm the availability of brownfield sites within the existing built up area. Depending on the Strategic approach chosen, it may well be that a combination of the two options below will be required if the scale of housing is to be accommodated.

### Key decision:

*How and where should Oswestry accommodate future housing development?*

Options	Outcomes
A. Make best use of brownfield sites within the existing built up area <b>together with a planned urban extension to the south east between Shrewsbury Road, Middleton Road and the A5/A483 Oswestry bypass</b>	This option reflects the opportunity to create a planned mixed use urban extension to the town in a sustainable location relatively free from constraints. It would continue a direction of growth started by the Oswestry Borough Local Plan and would enable new infrastructure to be properly co-ordinated and brought forward with new development.

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Options	Outcomes
B. Make best use of brownfield sites within the existing built up area <b>together with a number of small/medium scale greenfield sites on the edge of the town.</b>	This option would look to accommodate new housing on a number of smaller scale sites around the periphery of the town, where suitable opportunities exist.
<b>C. Combination of Options A and B</b>	This option recognises that a combination of Options A and B may be required, depending on the scale of housing growth proposed for Oswestry by the preferred Strategic Option.
D. Other Option not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.95 By focussing on both smaller sites around the whole town and a new urban extension to the south east of the town, Option C offers the greatest flexibility for future development. Focussing solely on the urban extension (Option A) would offer significant positive impacts on providing suitable large scale schemes, enabling more affordable housing; sustainable design; infrastructure improvements; and new service provision. There is some long term uncertainty for Option A as this will rely heavily on appropriate master-planning and suitable phasing of development. Option B could place restrictions on future development opportunities and has potential to negatively impact on congestion levels surrounding the town, although it is likely to make good use of brownfield land and existing infrastructure. In promoting a combination of Options A and B, Option C sits well in terms of encouraging a sustainable pattern of further growth.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?



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## Choice 6: Employment land provision

### The Givens

- Draft PPS4: Planning for Sustainable Economic Development
- RSS policies (adopted) PA6 Portfolio of Employment Land
- RSS policies (Phase 2 Revision Preferred Option) PA6A Employment Land Provision

- 6.96 The West Midlands Regional Assembly has sought to identify the appropriate amount of employment land to be provided in Shropshire, setting a requirement for Shropshire in the draft Regional Spatial Strategy for the West Midlands (Phase 2 Revision). The RSS employment land target for Shropshire to 2021 is currently proposed to be:

	Indicative Long Term Requirement 2006-2021 (hectares)	Indicative Annual Requirement (hectares)
Bridgnorth District	18	1.2
North Shropshire District	66	4.4
Oswestry Borough	24	1.6
Shrewsbury & Atcham Borough	84	5.6
South Shropshire District	24	1.6
Shropshire	216	14.4

*(RSS Policy PA6A Employment Land Provision – Preferred Option)*

- 6.97 The Shropshire Core Strategy is due to be adopted in 2011 to cover the period to 2026. It can roll forward the RSS 15 year land requirement 2006-2021, using the RSS concept of a 5 year Rolling Reservoir of employment land, for the Core Strategy period 2011-2026.

### Strategic Objectives

1, 3

### Key Issues

KI 9: Level of employment land provision

### The Issues

- 6.98 The RSS targets have been set cautiously to avoid the unnecessary release of large amounts of land and so the targets only provide an indication of the longer term requirements. The indicative longer term requirement may be tested and revised by the emerging Core Strategy if local evidence justifies a higher or lower target for economic development in Shropshire.
- 6.99 All Shropshire districts have undertaken Employment Land Studies to support the development of their aborted district based Core Strategies. These studies have

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been undertaken by different consultants, have different base dates/timeframes and slightly different methodologies. All pre-date the RSS Preferred Option. If option B below is chosen, there may be a need to commission a new Shropshire-wide Employment Land Study, appointing consultants to review the existing studies, identify the anticipated long term employment land requirements for Shropshire and the location and portfolio of land that will be required.

- 6.100 It is important that businesses and their representative bodies help to identify Shropshire's future development needs in order to ensure that the planning process will provide sufficient land which is suitable, available and can be delivered to the market. The costs of servicing sites and upgrading utilities and infrastructure also need to be taken into account.
- 6.101 Choices regarding particular sites will be addressed when preparing the Site Allocations and Development Management DPD. This later document will also address the approach towards protecting existing employment sites from competing uses. This is a particular problem where other higher value uses, for example housing and retail, offer a greater level of return for landowners. There may be a need to safeguard some employment sites from other competing uses, and this will be tackled on a site specific basis.

### Relationship with choice of strategic option

#### *Strongly influenced*

- 6.102 The Core Strategy's impact on employment opportunities rests on a combination of choices, particularly the strategic approach (choice 1), the approach to development in the countryside (choice 2), specific locations (choices 3, 4, 5 & 16) and the overall quantity (choice 6).

### **Key decision:**

*What level of employment land provision should the Core Strategy make?*

Options	Outcomes
A. Provision in line with WMRSS Preferred Option	Implement the RSS employment land requirement for Shropshire and make adequate provision for the continuation of existing levels of development for employment uses.
B. Higher level of provision based on local evidence	Establish a higher employment land requirement for Shropshire to take account of anticipated longer term employment needs by testing the RSS target against local evidence of the needs of existing businesses, opportunities for inward investment and economic strategies for Shropshire.

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Options	Outcomes
C. Other option not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.103. Whilst providing higher levels of employment land provision, based on local evidence, Option B has potential to provide longer term flexibility. Whilst in overall sustainability terms there is little to choose between the two options, there is the assumption that higher levels of employment land provision has more potential to negatively impact a landscape and biodiversity levels in the longer term, although this is very uncertain.

## Your views

Which of the above options do you prefer and why?

Please let us know using the response form.

How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 7: Release of land for housing

### The Givens

- PPS3: Housing
- RSS policies (Draft Phase 2 Revision) CF2 Housing Beyond the Major Urban Areas, CF3 Levels and Distribution of New Housing Development, CF4 Phasing of New Development, CF5 The Re-use of Land and Buildings for Housing and CF10 Managing Housing Supply

- 6.104 The Council is required by PPS3 to ensure an availability of a 5 years' supply of housing land for development. It is also required to manage the delivery of the 20-year RSS housing requirement on an annual basis, setting out in its housing trajectory how the 25,700 additional dwellings over 2006-2026 will be achieved year on year. Furthermore, 60% of housing development should be on previously developed land ("brownfield" land).

### Strategic Objectives

5

### Key Issues

- KI 4: Overall scale of new housing development
- KI 5: Distribution of new housing development
- KI 17: Providing adequate infrastructure

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### The Issues

- 6.105 A key role of the LDF is to regulate the release of land for housing in order to ensure that there is an adequate supply of available, developable land throughout the Plan Period. Managing the release of land is the Council's primary means of phasing the planned delivery of the required housing total, although actual delivery on the ground is dependent on developers.
- 6.106 The LDF needs to manage the release so that development is co-ordinated with infrastructure provision and can be absorbed by communities without undue impacts. Too much development of the wrong type and in the wrong place is as unsatisfactory as too little development.
- 6.107 The Core Strategy needs to be sufficiently flexible and robust to cater for changing circumstances over the Plan Period, ranging from increasing housing needs to the slowdown in the housing market. Managing the release of the overall land supply appropriately is a key way of providing this flexibility.
- 6.108 We also need to consider the degree of prioritisation to be given to the use of previously developed land before releasing greenfield sites. Whilst re-use of brownfield sites can be beneficial in many respects, not all previously developed land is suitable for redevelopment or is in an appropriate location. For example, gardens are technically "brownfield" because they fall within the curtilage of an existing building, but it is not necessarily desirable to encourage their loss to development. Likewise, the redevelopment of brownfield industrial or commercial premises can impact adversely on local employment provision and the development of sustainable communities. Furthermore, there may be insufficient brownfield sites in areas where development is required. Bringing brownfield sites forward can also have additional complications which may impact on delivery in relation to targets. Greenfield sites may require new infrastructure and have greater landscape or other impacts, but may be readily available for development with no constraints on delivery, and provide the opportunity for well planned urban extensions.

### Key decision:

*How to manage the release of land for housing?*

### Relationship with choice of strategic option:

*Strongly influenced, also related to Choice 6: Employment Land Provision.*

Options	Outcomes
<b>A. Phasing in 5 year periods</b> Phase housing delivery in 5 year time periods, with a lower target for 2006-2011 to reflect the housing downturn and higher targets for subsequent periods. Seek to maintain an even proportion of brownfield / greenfield sites across the plan period.	Greater emphasis on larger sites and site allocations and Development Management and planning for growth over longer time periods. Site Allocations DPD would need to be co-ordinated with 5 year reviews.



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Options	Outcomes
<p><b>B. Gradual release</b> Phase housing delivery evenly over the Plan Period, based on continuous review. The mechanism to do this would be a 'gradual release' policy linked to updating of the Shropshire Strategic Housing Land Availability Assessment. Seek to maintain an even proportion of brownfield / greenfield sites across the plan period.</p>	<p>Prioritises brownfield sites and smaller sites within settlements. Less need to review Site Allocations and Development Management DPD once in place. Flexibility to deliver the required housing total for Shropshire in a manner that reflects changing demand and supply.</p>
<p><b>C. Gradual release, locally specific</b> As option B, but within a framework of local targets on an area basis. Local targets would include local housing numbers, proportion of brownfield/greenfield and local infrastructure provision.</p>	<p>Emphasis on planning and progress on a local area or town by town basis. Less flexibility than option B. Greater direction set by the Core Strategy, and less by the continuous review process.</p>
<p><b>D. Higher release</b> Set the target for total housing development above the RSS minimum, based on evidence of land availability and deliverability, and phase the planned delivery as per options A, B or C.</p>	<p>Maximises deliverability and flexibility of housing development by increasing the supply of land.</p>
<p><b>E. Prioritise brownfield</b> Set a higher brownfield target than required by the RSS. Prioritise brownfield sites before greenfield sites, where available and deliverable, and phase the planned delivery as per options A, B or C.</p>	<p>Maximises re-use of brownfield, whilst seeking to ensure overall housing delivery through release of greenfield sites, where necessary. Potentially creates uncertainty for timing of release of greenfield sites. Can result in the loss of gardens and pressure to redevelop employment sites.</p>
<p><b>F. Any others not identified above?</b></p>	<p>Please provide details of your proposals, and their implications.</p>

**Sustainability Appraisal Summary:**

- 6.109 Whilst there is obvious synergy between this thematic issue and sustainability appraisal objective 2 (quantity and quality of housing), the provision of good quality housing land and the very act of releasing land for housing has potential to conflict with several Sustainability Objectives. Option A (higher releases in later time periods) and Option D (the release of land at levels higher than the RSS minimum) generally support a healthy and sustainable economy. Options C and E generally support a range of environmental objectives, although the long-term effects of all the options are difficult to predict.

## Your views

Which of the above options or combination of options do you prefer and why? Please let us know using the response form. How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 8: Overall affordable housing target

**The Givens**

- PPS3: Housing;
- RSS policies (adopted) CF5 Delivering Affordable Housing and Mixed Communities;
- RSS policies (Phase 2 Revision) CF7 Delivering Affordable Housing;
- Shropshire Housing Strategy.

- 6.110 The RSS requires that local authorities seek to create balanced and mixed communities through a range of housing types and tenures. The draft RSS Phase 2 Revision sets a requirement that a minimum of 700 affordable homes per year are provided in the West Housing Market Area (ie. Shropshire and Herefordshire HMA), as part of an overall commitment to provide a minimum of 6,000 affordable homes per annum across the West Midlands.

**Strategic Objectives**

1, 6

**Key Issues**

KI 6: Type and affordability of new housing

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### The Issues

- 6.111 The policy options have to balance our objectives of meeting housing needs and creating balanced communities with the realities and economic viability of market driven, private sector housing development, particularly at the present time. Evidence on economic viability issues will be provided by the affordable housing Viability Study, currently being undertaken by Fordham Research and due to be completed at the end of November 2008. Further evidence comes from the review of Shropshire affordable housing policy (Rupert Scott 2005) and the West HMA Strategic Housing Market Area Assessment (SHMAA, June 2008).
  
- 6.112 No options are identified regarding setting the overall housing mix, as this will need to be considered on a more local basis having regard to the existing stock in an area and guided by the Housing Strategy and relevant evidence.
  
- 6.113 A Supplementary Planning Document will need to define what is meant by affordable housing, and establish key operating principles in terms of density assumptions, tenure mix, occupational controls, affordability in perpetuity, the use of off-site contributions, and the approaches to brownfield and greenfield sites.
  
- 6.114 PPS3 requires the LDF to set out an affordable housing target. The options revolve around current targets and the various sources of evidence on the need for, and delivery of, affordable housing. A target could be set as an annual figure and/or a total figure for a period of time. Given that need will change over time, and that delivery is dependent on the housing market to a large degree, it is considered that an appropriate approach is to set an annual target for an initial 5 year period, to be updated through the Housing Strategy.
  
- 6.115 The majority of affordable housing is delivered as part of a mixed open-market development. In addition, “exceptions sites” are used to provide purely affordable homes (a 100% affordable development) in locations where housing would not normally be allowed, but the local planning authority makes an exception due to the community benefit of affordable housing. Most exceptions sites are on land designated as “open countryside” adjacent to a settlement boundary or within smaller settlements themselves washed over by this open countryside designation. This mechanism for delivering affordable housing is predominantly used in rural areas, although it can also be employed on the edge of towns. One option for increasing the delivery of affordable housing would be to make more use of 100% affordable housing schemes, on exceptions sites, as proposed in option D.

### Relationship with choice of strategic option:

*Moderate*

### Key decision:

*What should the Overall Shropshire Target be for Affordable Housing?*

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Options	Outcomes
A. RSS Target	<p>The total RSS housing requirement for Shropshire and Herefordshire is 700 affordable dwellings per annum, within a total requirement of 2,115 homes per annum (comprised of 1,285 for Shropshire and 830 for Herefordshire). On a pro-rata basis, this suggests a target for Shropshire of <b>425 affordable homes per annum</b>, which is 33% of the total annual provision currently proposed in the RSS Phase 2 Revision.</p>
B. Higher than RSS target	<p>The Strategic Housing Market Area Assessment (SHMAA) provides a total need figure for Shropshire of 1900 dwellings per annum, which is nearly 50% above the RSS requirement of 1,285. The SHMAA does not formally provide a house-building target and has no regard to deliverability. The SHMAA justifies a higher number of affordable homes per annum, if viable.</p>
C. Area-Based Targets	<p>This could be based on a number of possible areas. The former Districts have data from their various Needs Studies, but these are not all to a consistent base date, methodology or timescale. Alternatively the SHMAA defined sub-areas of Shropshire could be used, but the data and the areas defined might not be sufficiently robust. This approach would lead to <b>different targets for different areas of the County</b>.</p>
D. An approach based on the likely yield of affordable housing arising from separate targets for affordable housing from exception sites and open market sites	<p>The Core Strategy could set a target for the proportion of new housing which would be comprised of 100% affordable on exception sites, predominantly in rural areas.</p> <p>A separate target would then be set for the proportion of affordable housing to be met on open-market mixed developments.</p> <p>This approach is dependent on the approach to the next choice: affordable housing thresholds and percentages.</p> <p>An example of this approach might be: 10% of the RSS total housing requirement to come from 100% affordable exception sites (equating to 129 units per annum). The remaining 90% requirement to come from</p>

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Options	Outcomes
D. continued	<p>open-market schemes, providing between 33% and 50% affordable dwellings (equating to a further 381 to 578 affordable units per annum). Percentages could be varied as required.</p> <p>In the above example the total affordable housing target is <b>between 510 and 707 affordable units per annum</b>, equating to between 40% and 55% of the total RSS requirement of 1,285 new homes per annum.</p>
E. Any others not identified above?	<p>For example, PPS 3 states that LDF's can set separate targets for Intermediate and social-rented affordable housing where appropriate.</p> <p>There is a question as to whether there is clear evidence from the SHMAA and other studies which would enable us to do this.</p>

#### Sustainability Appraisal Summary:

- 6.116 There is little to choose from the various options when all the sustainability objectives are taken into account. It is evident however, that option B performs well against ensuring social inclusion and achieving sustainable economic growth.

## Your views

Which of the above options do you prefer and why?

Please let us know using the response form.

How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?



## Choice 9: Affordable housing thresholds and percentages

### The Givens

- PPS3: Housing
- RSS policies (adopted) CF5 Delivering Affordable Housing and Mixed Communities
- RSS policies (Phase 2 Revision Submission) CF8 Delivering Mixed Communities

- 6.117 The LDF needs to reflect the Government's commitment in PPS3 to deliver a mix of housing, including both market and affordable homes, to support a wide variety of households. It will also need to reflect key PPS3 principles of providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. With regard to the provision of affordable housing, PPS3 stresses that, in seeking developer contributions, the presumption is that affordable housing will be provided on the application sites so that it contributes towards creating a mix of housing.
- 6.118 RSS policies reinforce PPS3, requiring that LDFs should use the evidence available from the sub-regional and local housing market assessments to set out the general mix of types of accommodation that need to be built in order to achieve mixed communities.

### Strategic Objectives

1, 5, 6

### Key Issues

KI 6: Type and affordability of new housing

### The Issues

- 6.119 We need to decide on the minimum size of site where affordable housing will be required (site size threshold) and the amount of affordable housing to be provided, expressed as a percentage of the site capacity (% affordable housing required). The options here are heavily dependent on the advice emerging from the Viability Study, currently being undertaken by Fordham Research and due to be completed at the end of November 2008.
- 6.120 The current site size thresholds and percentages provision applying in the Shropshire Districts are summarised in Table A below, in order to allow comparison:

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Table A : Affordable Housing (AH) Required within Open Market Developments – Current Policies

RURAL SETTLEMENTS (those in which market development is allowed)			URBAN AREAS	
	Site Size Threshold	% AH Required	Site Size Threshold	% AH Required
BDC	5+ (in 4 named settlements)	50%	5+ (in Bridgnorth and Shifnal)	50%
OBC	Sliding scale 4 to 19+ units (In 23 named settlements)	Sliding scale 25% to 40%	Sliding scale 4 to 19+ units (In Oswestry Town)	Sliding scale 25% to 40%
SABC	3+ (in 12 named settlements and c.11 other villages)	35%	0.5ha or 15+ units (In Shrewsbury)	35%
NSDC	3+ (in main/local service villages)	40%	15+ (in 4 towns)	40%
SSDC	All sites (in 9 named settlements)	50%	15+ (Church Stretton and Ludlow)	50%

### Relationship with choice of strategic option:

*Moderate*

#### Key decision:

*How much affordable housing should be secured from open-market housing developments?*

Options	Outcomes
A. Maximum requirement - all sites, of all types, in all locations, with provision at 50%	<p>This would equate to 642 affordable homes per year out of a total 1,285 RSS annual requirement.</p> <p>This represents a significant increase compared with current policy.</p>

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Options	Outcomes
B. All sites above a specified minimum threshold (eg. 2, 3, or 4 dwellings) with provision at 50%	Small sites below the minimum site size threshold would not contribute, reflecting assumptions about their marginal viability. This would reduce the amount of affordable housing compared with Option A.
C. All sites above a specified minimum threshold (eg. 2, 3, or 4 dwellings), but with provision at a lower percentage - perhaps 40%?	This option could be pursued if the affordable housing viability study reveals that a 50% requirement is unviable in the case of all sites. Would result in less affordable housing than Options A & B above.
D. Continuation of existing policy – (See Table A)	This would reduce the yield of affordable housing compared with Option A above.
E. Sliding Scale – Provision starting at 33% (for sites of 1 unit) and increasing gradually to 50% (for sites of 15+ units)	This approach is based on the principle that the level of provision should be related to the size of site, on the grounds of economic viability. A gradual sliding scale would apply across all settlements and areas. Fractions of units would be provided for by a financial contribution in lieu of provision on-site.
F. Any others not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.121 The location of new housing developments, rather than the proportion of affordable housing on them, has more relevance to many of the SA objectives. All options will deliver the mix of housing required to meet demonstrable need, aimed at producing balanced integrated communities. Option A should create the greatest number of affordable homes but is the least financially viable given the current financial climate. Option D, continuation of existing policy, could lead to the confusion of residents.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

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## Choice 10: Gypsy & traveller sites

### The Givens

- RSS policies (adopted) CF5 Delivering Affordable Housing and Mixed Communities
- RSS policies (draft Phase 2 Revision) CF9 Sites for Gypsies and Travellers
- Shropshire Housing Strategy (draft);
- Circular 01/2006 Planning For Gypsy and Traveller Caravan Sites;
- Circular 04/2007 for Travelling Show people.

### Strategic Objectives

1, 5, 6

### Key Issues

KI 5: Distribution of new housing development

KI 6: Type and affordability of new housing

### The Issues

- 6.122 Understanding the issues affecting gypsy and traveller accommodation is essential to making informed decisions about properly planned site provision, thus avoiding the problems associated with ad hoc and unauthorised provision. A comprehensive gypsy and traveller accommodation assessment (GTAA) was conducted in 2007. During the period 2007-2012, it identified needs for 63 pitches in Shropshire, 1 transit site in the central planning area focussed on Shrewsbury and 4 plots for Travelling Showpeople in the north-west, based on Oswestry. 11 pitches have subsequently obtained planning permission (1 in SABC and 10 in South Shropshire) leaving a residual of 52 pitches to be provided over the period 2007-2012. A further 30 pitches will be required for 2012-2017.
- 6.123 In meeting the need for gypsy and traveller pitches, normal criteria will apply relating to adequate access, suitable landscaping, neighbour amenity and reasonable proximity to schools, shops, etc. Whichever option is chosen, these detailed locational requirements will accompany it. The search for specific sites can include sites currently in use for housing, employment or other purposes, as well as agricultural land. The strategic choice below relates to the broad location and distribution of gypsy and traveller sites across Shropshire, rather than site specific requirements.
- 6.124 Distribution and locational options to meet the identified needs lie at the heart of this policy discussion.

### Relationship with choice of strategic option:

*Independent*

#### **Key decision:**

*How to meet needs for Gypsy and Travellers' and Travelling Showpeoples' accommodation?*

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Options	Outcomes
A. To meet the need where it arises based on north, central, south planning areas	This introduces greater flexibility in meeting need whilst maintaining broad locations. It would lead to an additional 30 pitches in north, 9 in central, and 13 in south by 2012, and a further 21 in north, 3 in central and 6 in south by 2017.
B. To redistribute need, based on agreed criteria such as policy constraints, throughout Shropshire	This acknowledges that need may conflict with designations such as the Shropshire Hills AONB and the metropolitan Green Belt, which may constrain opportunities for need to be met where they arise.
C. Rationalise and expand existing site provision where possible and subject to diverse needs being met, before identifying new sites	This approach sets aside considerations within A & B above and concentrates new development around existing provision.
D. A mix of B and C above	This mixed approach is the most pragmatic, expanding existing site provision where appropriate but recognising that not all unmet need can be accommodated in this way.
E. Any others not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.125 Several sustainability objectives are not significantly impacted by the different options relating to provision of sites for travellers and gypsies. They are a small minority group and in many ways their lifestyle is not significantly intrusive on a number of sustainability issues. On balance, Option C provides flexibility between utilising existing sites and finding additional sites where necessary.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?



## Choice 11: Sustainable development and design principles

### The Givens

- PPS1: Delivering Sustainable Development;
- PPS1 Climate Change Supplement;
- PPS3: Housing;
- PPG13: Transport;
- PPG17: Open Space, Sport & Recreation;
- PPS25: Flood Risk;
- RSS Policies (adopted) QE1 Conserving and enhancing the environment, QE2 Restoring degraded areas and managing and creating high quality new environments, QE3 Creating a high quality built environment for all, QE4 Greenery, urban greenspace and public spaces, QE5 Protection and enhancement of the historic environment, QE6 The conservation, enhancement and restoration of the region's landscape, QE7 Protecting, managing and enhancing the region's biodiversity and nature conservation resources, QE8 Forestry and woodlands;
- RSS Phase 2 Revision Policies (proposed) SR2 Creating Sustainable Communities, SR3 Sustainable Design and Construction;
- The Code for Sustainable Homes.

- 6.126 National planning policy sets high requirements on design (PPS1 & PPS3), transport and parking (PPG13) and flood risk (PPS25). PPG17 requires local authorities to conduct local open space, sport and recreation studies to devise locally appropriate standards. In Shropshire, the PPG17 studies are due to be completed by early 2009, and the LDF will apply the results as per national guidance.
- 6.127 National and regional policies are currently ratcheting up the sustainability, energy efficiency and design requirements for development. The Code for Sustainable Homes is currently only compulsory for developments funded by the Housing Corporation, but there are proposals to make it mandatory for all developments. Various other national guidelines are increasingly being applied, such as the "Building for Life" criteria, in assessing planning applications.
- 6.128 Draft RSS policy SR3 proposes that all new medium and large scale development incorporates renewable or low carbon energy equipment to meet at least 10% of the development's residual energy demand. Draft RSS policy SR3 also proposes to implement code Level 3 of the Code for Sustainable Homes by 2010, increasing to Level 4 by 2013 and Level 6 by 2016, for all new homes including single dwelling developments.

### Strategic Objectives

7, 8, 9, 10, 11

**Key Issues**

KI 7: Quality and sustainability of new housing development;  
 KI 13: Safeguard, improve and strengthen environmental networks;  
 KI 14: Implement design guidance to deliver high quality places and spaces;  
 KI 17: Providing adequate infrastructure, including utilities, transport; infrastructure, green infrastructure and social infrastructure;  
 KI 19: Use new development to reduce the need for car travel and encourage greater use of public transport, cycling and walking;  
 KI 23: Reduction of our carbon footprint and contribution to mitigation;  
 KI 24: Adaptation to climate change.

**The Issues**

- 6.129 Sustainable design policy incorporates many aspects, including:
- Relationship between a development and its surroundings;
  - Density and layout;
  - Inclusiveness and safety;
  - Style and character;
  - Amenity and open space requirements;
  - Provision of infrastructure, such as green infrastructure, transport infrastructure, utilities, sustainable urban drainage, social & community services, etc;
  - Parking provision;
  - Sustainable construction and energy efficiency;
  - Integration of space and facilities for waste management;
  - Micro renewable energy generation.
- 6.130 Sustainable design incorporates “healthy lifestyles” issues, including tackling obesity, safeguarding mental health, and general quality of life. The location, layout and design of new development has a significant impact on the ease of walking and cycling, and on the proximity to sport and recreational opportunities. There is strong evidence that amenity greenspace, both public and private, has a direct impact on mental and physical health. Well designed buildings also reduce fuel poverty, more efficiently providing warmth in winter and relief from heat in increasingly hot summers.
- 6.131 Sustainable design is expected to be at the forefront of adaptation to climate change. For instance, tree cover is expected to be increasingly important for providing shade in summer. Sustainable urban drainage systems, such as green soakaways and ponds, will play a critical role in slowing runoff after periods of rain, and reducing flood risk. Adaptation to climate change needs to be accompanied by measures to reduce our carbon footprint, both in buildings and in travel behaviour.
- 6.132 There is a broad consensus that new development must be sustainable and well designed. The Local Development Framework will contain a suite of policies to ensure this, with overarching policies in the Core Strategy being elaborated in much greater detail in the Site Allocations and Development Management DPD and in various Supplementary Planning Documents. These local policies will add to (but should not duplicate) the policies cross-referenced above under “The Givens”.

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- 6.133 The choices to be considered here are high level policy options. A reasonable question is, “What can the Shropshire Core Strategy add to the existing wealth of national and regional policies?” There is scope to make clear the issues considered important locally, reflect local distinctiveness and maximise opportunities specific to Shropshire, including setting more ambitious local targets if desired. The issue is how to achieve sustainable, well designed developments that reflect Shropshire’s vision and priorities.

### Relationship with choice of strategic option:

*Independent, but there are strong links with Choice 12: Environmental Networks.*

### Key decision:

*Core Strategy over-arching approach to sustainable, good design.*

Options	Outcomes
A. <b>Ensure consistency across Shropshire</b> , aiming for <b>similar requirements</b> to the rest of the West Midlands.	Standards are rising nationally and in the West Midlands, and this approach would adopt the same pace. Would level the field across Shropshire, which currently has different standards in the five districts’ areas. Effectively adopts RSS policy.
B. Ensure <b>consistency across Shropshire</b> , aiming for <b>higher requirements</b> than the regional norm.	Higher requirements may dampen developer interest, and may increase the cost of some developments.
C. Explore <b>local variation across Shropshire</b> , with some areas having similar requirements to the rest of the West Midlands, and other areas having higher standards.	Local variation might be to use RSS standards (ie. same as the rest of the West Midlands) in areas in need of regeneration and higher standards where the market will bear them. This could lead to a separate policy for developments in rural areas, for example, or different approaches in North, Central and South Shropshire. Reasons for the variation would need to be explicitly justified.
D. Any others not identified above?	Please provide details of your proposals, and their implications.

**Sustainability Appraisal Summary:**

- 6.134 The design and sustainability of development is fundamental to the delivery of a number of objectives in the Sustainability Framework. Option A has a positive synergy with a range of Strategic Objectives (SOs). Standardising settings across Shropshire at the regional benchmark should provide certainty to developers (SO2, 3 and 4) and deliver against environmentally focussed SOs. Although Option B has significant positive synergies with a number of Sustainability Framework objectives (SO 7, 9, 10 in particular) setting higher standards may have significant negative effects on SO 2, 3 and 4 as it will drive up costs of development. Option C has the flexibility to set higher standards in some areas and the regional benchmark in other areas. Dependent on the criteria used to identify areas this may positively impact on a wider range of objectives than Option A and B.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider  
and evaluate as part of the plan making process?

## Choice 12: Environmental networks

**The Givens**

- PPS 1: Delivering Sustainable Development;
- PPS 9: Biodiversity and geological conservation;
- PPS 7: Sustainable Development in Rural Areas;
- PPG 15: Planning & the Historic Environment;
- PPG 16: Archaeology & Planning;
- PPG 17: Planning for open space, sport and recreation;
- RSS Policies (adopted) QE1 Conserving and enhancing the environment, QE2 Restoring degraded areas and managing and creating high quality new environments, QE4 Greenery, urban greenspace and public spaces, QE5 Protection and Enhancement of the Historic Environment, QE6 The conservation, enhancement and restoration of the region's landscape, QE7 Protecting, managing and enhancing the region's biodiversity and nature conservation resources, QE8 Forestry and Woodlands, and QE9 The Water Environment.

**Strategic Objectives**

1, 9, 10, 11

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### Key Issues

- KI 1: Promote adaptable and sustainable communities that nurture vitality and local distinctiveness;
- KI 2: Avoid over-exploitation of existing resources and assets including cultural sites and areas and maximise their efficient use;
- KI 3: Support rural regeneration which is compatible with environmental objectives and delivers increased prosperity for all;
- KI 12: Development of tourism;
- KI 13: Safeguard, improve and strengthen environmental networks;
- KI 14: Implement design guidance to deliver high quality places & spaces;
- KI 17: Providing adequate infrastructure, including green infrastructure and social infrastructure;
- KI 23: Reduction of our carbon footprint and contribution to mitigation;
- KI 24: Adaptation to climate change.

### The Issues

- 6.135 The diversity, quality, and character of Shropshire's natural and historic environment is what makes Shropshire distinctive and unique. Significant protection is already provided to sites, areas, habitats and species whose high value is recognised by national, regional and local designations. The natural and historic environment in Shropshire will continue to be protected from the impact of development in a way consistent with the requirements of national and regional policy guidance.
- 6.136 The Core Strategy does not need to duplicate this guidance, but should focus instead on the need to enhance both designated sites and the wider environment by creating linkages between them. We need to move beyond simply safeguarding existing areas of high value to consider opportunities to target improvements to the wider spatial pattern of natural and historic assets. This pattern is best envisaged as a network made up from individual areas or sites of recognised or designated biodiversity, historic heritage or landscape quality and other areas of high environmental quality, which can be linked together by public rights of way, rail, river or canal corridors, field boundaries and woodland, including those which cross administrative boundaries. Where high quality sites exist in isolation, their value may remain unrecognised and they are likely to be more vulnerable to the impacts of climate change. However, their value and resilience can be improved by linking them as part of a network of natural and historic environmental assets across Shropshire.
- 6.137 The protection and improvement of the natural and historic environment is widely supported as a general approach. The specific issue under consideration is how we can achieve this. Resources are limited, so how should they be targeted to best effect? At this stage, what we need to determine is not the detail of how to achieve improvement, as this will be provided by detailed policy wording in later versions of the Core Strategy and subsequent planning documents. Instead the issue rests on the strategic approach to the targeting of resources.
- 6.138 Improvements to our environmental networks are delivered through the actions of many players. These include developers, Government agencies and voluntary organisations (eg. Natural England, English Heritage, Shropshire Biodiversity Partnership, etc) and Shropshire Council, amongst others. The options identified below would seek to focus the efforts of these delivery agencies differently.



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- 6.139 The Core Strategy will set principles to guide the actions of many players. It has the most direct impact on developers, through the operation of the planning system on delivering high quality places. For example, new development can create new linkages, such as new ecological habitats in the natural environment and good building frontages to frame and compliment the historic environment. Developers, the Council and third parties can work together to enhance the network of natural and historic features and wider landscape character to add to local distinctiveness and sense of place. The key issue is, how to achieve this? What guidance should we be giving to the various parties?

### Relationship with choice of strategic option:

#### *Moderate*

- 6.140 If environmental enhancement is strongly tied to the location of development (option B below), then the strategic approach strongly determines the distribution of environmental enhancements. The relationship is less strong if development contributes to environmental enhancements off site (option A below).

### Key decision:

*How should existing environmental networks be enhanced and strengthened?*

Options	Outcomes
<b>A. Need based targeting</b> – focus improvements towards previously identified strategic environmental networks	Identifies the environmental networks that need to be enhanced, and seeks to direct actions to achieve improvements. A strategic approach, but it may be difficult to achieve comprehensive delivery. For example, all development would be expected to contribute towards the improvement of the wider network, for example by enhancing sites under the greatest threat or by creating new links where this would deliver the greatest overall benefit. Targets most effective use of financial contributions. May not generate any benefit at the development site. The identification of strategic priorities for improvement would be the subject of later consultation.
<b>B. Opportunity based targeting</b> – pragmatic approach based on practicalities of delivery rather than driven by strategic aspirations development	Focus on what can be done relatively easily, rather than trying to deliver a strategic “wish list”. Could result in “quick wins” rather than tackling more difficult or more strategic areas of improvement. For example, development delivers improvements to the environmental assets of the site and immediate surrounds. Generates benefit very local to the development site. Direct contribution from environmental

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Options	Outcomes
	enhancement to deliver high quality spaces and places. May not benefit the areas most in need of improvement, or areas where intervention would achieve a strategic goal.
C. Any others not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.141 Dealing with the enhancement of environmental networks outside of designated sites has synergies with a number of SA Framework objectives. By focussing on areas in need Option A will make positive contributions to Shropshire's landscape and wildlife habitats (SO 11, 13 and 14). Option B provides potential wider benefits but will only meet needs identified local to the development. However, it is envisaged to have a particularly positive impact on SO 2, 4, 5 and 7. A combination of Option A and B would direct enhancement to areas of need whilst also meeting more localised needs.

## Your views

Which of the above options do you prefer and why?  
How easy would the options be to deliver in practice?  
Please let us know using the response form.

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 13: Waste infrastructure

### The Givens

- Waste Strategy for England (2007)
- PPS10: Planning for Sustainable Waste Management
- RSS policies (adopted) WD1 Targets for waste management in the region, WD2 The need for waste management facilities by sub region, WD3 Criteria for the location of waste management facilities
- RSS policies (Phase 2 Revision) W1 Waste strategy, W2 Targets for waste management, W3 The need for waste management facilities, W4 Protection of existing waste management facilities, W5 The location of new waste management facilities, W6 Sites outside the major urban areas and other larger settlements, W7 Waste management facilities and open land

**Strategic Objectives**

1, 3, 8

**Key Issues**

KI 16: Maximise the environmental and economic benefits of greater resource efficiency

**The Issues**

- 6.142 National planning policy requires the preparation and delivery of local planning strategies that will enable communities to take more responsibility for their own waste and to enable sufficient and timely provision of waste management facilities to meet their needs. Regional policy establishes the principle that each waste planning authority should make provision to manage an equivalent quantity of waste to that generated in its area. Regional policy also indicates that waste facilities of regional or sub-regional significance should be located within or in close proximity to the Major Urban Areas (MUAs), settlements of significant development or other large settlements. In Shropshire, the only location which falls within these categories is Shrewsbury, which has been identified as a 'settlement of significant development'. National and regional policy both include criteria to guide the identification of new or expanded waste management sites.
- 6.143 Policy W3 of the RSS Phase 2 Revision identifies the need for Shropshire to identify suitable land for the development of waste management facilities sufficient to bridge a capacity gap of 150,000 tonnes/year between that available at existing waste management facilities and that which will be required by 2025. The Core Strategy must therefore identify a spatial pattern and broad locations where new or expanded waste facilities sufficient to meet the waste apportionment targets identified in the RSS can be delivered. Existing waste facilities are described in Annual Monitoring Reports and as part of the 'Spatial Portrait' in paragraph 2.26. Most facilities in Shropshire are small scale transfer, materials recycling or composting facilities typically handling 15-25,000 tonnes of material per year. Government research indicates that such facilities generally require a site size of 0.5 – 1 hectare each. Based on an assumption that most of the additional capacity required to close the treatment capacity gap will be delivered by smaller scale facilities, this suggests that between 6 and 10 additional sites will be required, amounting to 5-10 hectares of land in all.
- 6.144 The Shropshire Annual Monitoring Report 2007-8 indicates that the level of applications for waste management development has been rising in recent years and that the available capacity to treat both municipal and business wastes currently exceeds regional target levels. Of the 14 specific sites identified in the 'saved' Waste Local Plan, two sites have already been developed, one is under construction and development of a further site has been permitted subject to completion of a legal agreement. Ten sites, amounting to up to 30 hectares of land therefore remain available as locations which have been identified as being 'suitable in principle' for waste management development.
- 6.145 However, Shropshire and particularly Shrewsbury, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin. This is significant because it may restrict access to recycling services, particularly for the small companies who comprise the largest

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part of the local economy. This means that they will be less able to reduce the impact of planned increases in landfill tax, which could cost the Shropshire economy as much as an additional £80 million by 2010. The integration of waste facilities alongside other development considerations can help to deliver a key form of business support infrastructure and to provide opportunities for local business innovation and enterprise.

### Relationship with choice of strategic option

- 6.146 *Moderate.* Whilst the distribution of new development may provide opportunities to integrate waste infrastructure, appropriate locations are most likely in existing urban and accessible rural employment locations. There is a particular need to improve the availability of local waste management services for business waste in Shrewsbury to reduce its reliance on neighbouring areas, reflect national and regional spatial guidance and to mitigate the impact of planned fiscal changes on the local economy.

### Key decision:

*Identify the spatial pattern and broad locations where new or expanded waste facilities can be built.*

Options	Outcomes
A. Support expansion of existing sites and facilities;	Would support expansion of existing businesses, but many existing premises may be unsuitable for expansion and this would not improve the availability of facilities in areas where a shortfall already exists.
B. Support a combination of existing and new locations on the basis of accessibility and proximity to main urban areas;	Would support expansion of existing premises in appropriate locations, and the development of facilities in areas where a shortfall currently exists.
C. Concentrate on developing a spatial pattern that co-locates and integrates new waste facilities or space in the design of new development.	This would deliver better integration of waste facilities with other forms of development and would enhance provision in areas where new development is focussed. However, it may not improve the availability of facilities in areas where a shortfall currently exists, but new development is not proposed.
D. Any others not identified above?	Please provide details of your proposals, and their implications.

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### Sustainability Appraisal Summary:

- 6.147 Delivering effective waste infrastructure is vital for meeting a number of Sustainability Framework objectives. Option A in particular, would support a range of environmental objectives including those for biodiversity, the protection of soil quality and making the most efficient use of land. However in concentrating solely on existing sites there is potential for negative cumulative impacts on a range of environmental considerations in the longer term. There may be negative impacts on objectives for housing and wider economic growth in the medium and long term as developing existing sites, some of which are unsuitable for expansion, is unlikely to deliver against the future economic and social needs. It is likely that a combination of certain elements of Option B and C would provide the most sustainable option for delivering effective waste infrastructure by developing viable existing locations whilst identifying suitable new facilities to be integrated with new development.

### Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 14: Strategic planning for minerals

### The Givens

- Minerals Planning Statement (MPS)1: Planning and Minerals (2006);
- National and Regional Guidelines for Aggregates Provision in England (2008);
- RSS policies (adopted) M1 Mineral working for non-energy minerals, M2 Minerals - aggregates, M3 Minerals – the use of alternative sources of materials, M4 Energy minerals

### Strategic Objectives

8, 10

### Key Issues

KI 15: Balance the economic and environmental impacts of mineral working

### The Issues

- 6.148 The Core Strategy needs to define Mineral Safeguarding Areas to avoid the unnecessary sterilisation of finite mineral resources by other forms of development. The Core Strategy must also provide greater certainty regarding the location of sites which will deliver an appropriate contribution to sub-regional aggregates targets and



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make provision for maintaining production of other minerals, including making an appropriate contribution to cross boundary needs.

### Relationship with choice of strategic option

- 6.149 *Independent*, minerals can only be worked where they are found, although proximity and accessibility to local areas of demand for construction materials could play a role in the identification and assessment of new sand and gravel sites. Cross border demand arising from the regional distribution of new development (e.g. to Telford / Black Country) could be more significant.

### Key decision:

*Where are the 'broad locations' within which the future working of sand and gravel could take place, sufficient to provide an appropriate share of our sub-regional target.*

Options	Outcomes
A. Expand existing mineral sites;	Builds on known resources and established production facilities. However, where mineral working has become concentrated in specific areas, extensions to sites may result in cumulative impacts or an extended period of adverse impacts which may make them more damaging and therefore less acceptable than a new site outside such concentrations.
B. Develop new mineral sites to reduce cumulative impacts from existing mineral working;	Subject to the significance of cumulative impacts (see above), extensions to existing sites generally tend to have a lower environmental impact than new sites.
C. Select a combination of existing and new mineral sites on the basis of proximity to markets;	This approach would limit the environmental impact by balancing site development impacts with those arising from the transport of minerals. 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. 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.
D. Give priority to mineral working which can deliver targeted environmental improvements	The restoration of mineral working can deliver significant benefits to the natural and historic environment through habitat creation and the enhancement and interpretation of the historic environment. The choice of locations for future mineral working could be informed partly by the

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Options	Outcomes
D. continued	potential contribution which site restoration might make to enhancing key parts of local environmental networks.
E. Any others not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.150 Option A has potential to encourage longer term negative cumulative impacts by solely concentrating on existing sites, although the negative impact on wider landscapes will be mitigated. Options B and C both offer the potential to develop new sites which provide flexibility to the market. Options C and D offer significant potential to reduce climate change impacts from mineral working by focussing on reducing transport requirement and targeting environmental improvements respectively. It is considered that a mixture of Options C and D will provide the most sustainable option in terms of providing flexibility and environmental improvements.

## Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?  
Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 15 : Renewable energy schemes

### The Givens

- PPS22: Renewable Energy;
- Planning Bill – proposals for an infrastructure commission and national infrastructure policy statements;
- RSS (adopted) policy EN1 Energy Generation.

### Strategic Objectives

8

### Key Issues

- KI 17: Providing adequate infrastructure  
KI 23: Reduction of our carbon footprint and contribution to mitigation

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### The Issues

- 6.151 Security of energy supplies and climate change are two major issues to address over the next 15 years. Shropshire's only significant energy production facility is currently the coal fired power station at Ironbridge, which is expected to be decommissioned during the plan period. Shropshire will then be highly dependent on importing its energy from other parts of the UK and abroad. Such dependency has inherent risks and runs counter to the Government's energy strategy for distributed energy generation.
- 6.152 Currently less than 1% of Shropshire's energy needs are met from renewable sources. National and regional policy is to encourage renewable energy, which includes:
- wind farms;
  - combined heat-and-power schemes (also known as district heating);
  - hydro, wave and tidal power;
  - biomass fuelled power stations (burning wood, straw, etc);
  - energy-from-waste schemes.
- Small scale renewable energy that is an integral part of a development (eg. solar panels, ground source heat, etc) is included under "sustainable design".
- 6.153 There is an important distinction to be made between developments that are primarily intended to service local demand (e.g. for an individual household, farm, business, institution or community co-operative) and those that are primarily intended to supply electricity to the national grid. Local or community schemes are generally under 5MW in size.
- 6.154 Moderate sized renewable energy schemes can generate considerable public interest. In Shropshire, there is a proposal for an 8MW energy-from-waste plant at Battlefield, Shrewsbury, and appeals are waiting to be heard regarding a 14MW wind farm near Woore, Market Drayton and a 2.5 MW biomass-fired combined heat-and-power plant at Bishops Castle. For comparison, the coal-fired power station at Ironbridge Gorge (choice 16) has a 2,990MW capacity.
- 6.155 The Government is currently proposing, through the Planning Bill, to establish an Infrastructure Commission that will take decisions on major schemes. Whether the Infrastructure Commission is established or not, Shropshire Council will certainly take decisions on modest schemes. It is important that the Core Strategy sets out Shropshire Council's strategic approach towards renewable energy schemes, to guide its decisions and/or comments on specific proposals.

**Relationship with choice of strategic option:**  
*Independent*

**Key decision:**

*What approach should Core Strategy adopt towards larger-scale renewable energy developments?*

Options	Outcomes
A. Proactively identify opportunities to meet high aspirations	Taking a proactive, positive approach involves identifying sites or areas of search. This may involve considerable resources but will increase certainty for proponents of such schemes and demonstrate a serious commitment to reduce carbon emissions.
B. Proactively positive towards local (<5MW) schemes	Strong support in the Core Strategy towards small schemes to meet local or community needs would facilitate a shift to renewable energy without necessarily encouraging large schemes.
C. More cautious approach, with tougher policy requirements and strong protection of Shropshire's landscape	All options will have a criteria-based policy with which to assess schemes, and all options must reflect national and regional policy to be broadly supportive. Option C would provide a Shropshire-specific approach towards protecting high quality environments. Some renewable schemes would go ahead but the contribution to reducing carbon emissions is likely to be less than the other options.
D. Twin track: proactively supportive in some locations or for certain types of renewable energy whilst cautious towards others	This option would provide a combination of either options A & C, or B & C. Different approaches based on location or type of scheme would need to be robustly justified. For example, it could relate renewable energy to the contribution it makes to Shropshire's wider rural economy. Option D would make less contribution to reducing carbon emissions than options A or B.
E. Any others not identified above?	Please provide details of your proposals, and their implications.

**Sustainability Appraisal Summary:**

- 6.156 Addressing renewable energy schemes has a particular relevance with Sustainability Objective 9 (reducing carbon emissions) although the options have impacts across a wide variety of economic, social and environmental objectives. Option A and B reflect a positive stance towards the implementation of renewable energy schemes. Option A, by including reference to 'areas of search', might be too prescriptive and it is important to ensure that Option A is proactive rather than reactive. Option C's

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more cautious approach would ensure that sensitive landscape, historic and biodiversity areas (SO 11, 12 and 13) would avoid larger schemes, although the approach contradicts SO 9 and 10. The twin track approach in Option D leads to less certainty over the compatibility with the full range of sustainability objectives. A combination of Option A and B would ensure that localised, smaller schemes are proactively encouraged whilst the creation of larger schemes can be positively addressed.

### Your views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?  
  
Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choice 16: Ironbridge power station site

### The Givens

- Telford & Wrekin Council Local Development Framework;
- Telford & Wrekin adopted Local Plan (2000);
- RSS policies (adopted) QE5 Protection and enhancement of the historic environment;
- RSS policies (Phase 2 Revision) SR2 Creating Sustainable Communities.

### Strategic Objectives

3, 4, 8

### Topic paper issues:

KI 8: Location and distribution of economic development and employment growth;  
KI 13: Safeguard, improve and strengthen environmental networks;  
KI 17: Providing adequate infrastructure;  
KI 23: Reduction of our carbon footprint and contribution to mitigation.



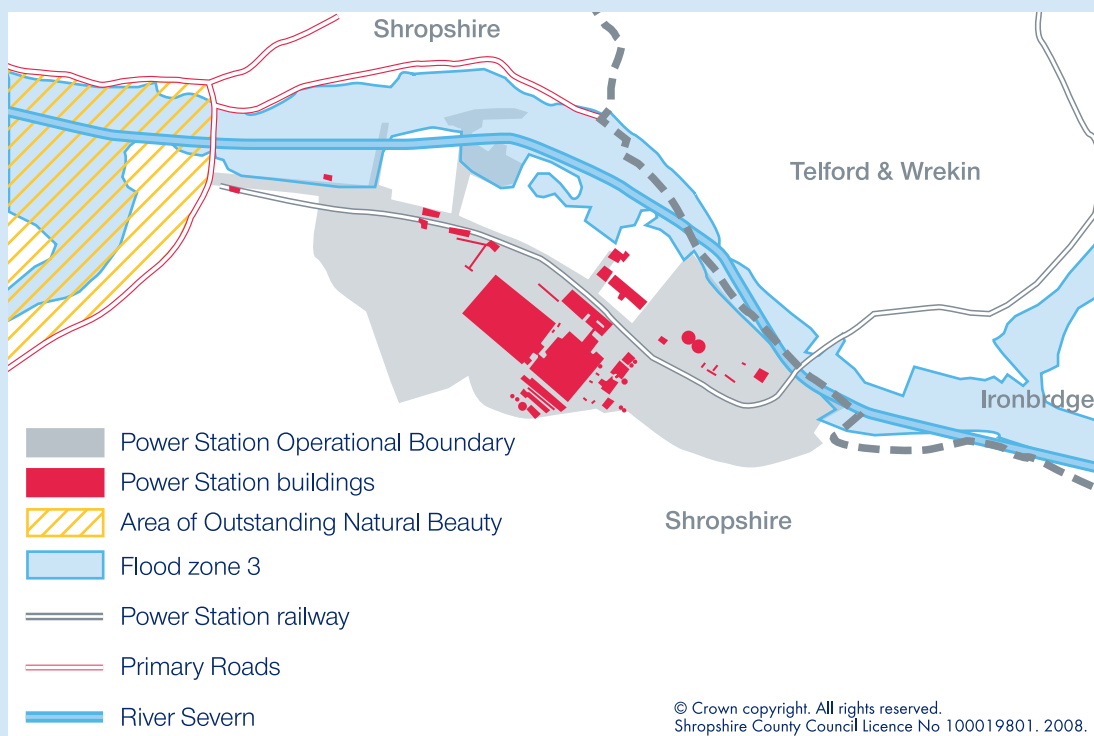


Figure 6.6: Ironbridge Power Station

### The Issues

- 6.157 The 970MWe coal-fired power station at Ironbridge is in Shropshire but adjoins the Telford & Wrekin local authority boundary. It adjoins the River Severn, at the entrance to Ironbridge gorge. The nearby village of Coalbrookdale is part of the Ironbridge Gorge World Heritage site, designated for its contribution to the industrial revolution. The power station has good road and rail connections, being close to the A4169 Telford to Much Wenlock road. A dismantled railway line runs through the site.
- 6.158 The power station will come to the end of its current life by 2016, but has infrastructure that will remain part of the National Grid and has potential for future power generation and other uses. The future of the 122 hectare site raises strategic issues for both Shropshire Council and Telford & Wrekin Council, including:
1. Future power generation, climate change adaptation & mitigation issues
  2. Potential for large-scale employment and/or other development on a brownfield site, with good road links and served by a rail freight connection, close to Telford
  3. Impact on the Ironbridge Gorge World Heritage Site and potential to contribute to its development



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### Relationship with choice of strategic option:

- 6.159 *Independent*, the site has strong cross-boundary issues with Telford & Wrekin Unitary Council. The decision on Ironbridge power station is related to some extent to Choice 15: renewable energy schemes.

#### Key decision:

*What future uses would be appropriate at the Ironbridge power station site?*

Options	Outcomes
A. New power generation and employment uses	Supplements Telford's employment sites. Traffic impact may need careful management.
B. New power generation and wildlife, recreation, tourism uses	Fits well with existing Ironbridge Gorge heritage and tourism specialities.
C. New power generation and mixed uses as above plus residential	Linked to future development of Buildwas and Ironbridge.
D. New power generation only	The types of power generation have yet to be clarified.
E. Any others not identified above?	Please provide details of your proposals, and their implications.

### Sustainability Appraisal Summary:

- 6.160 Options A and C are likely to provide a positive framework for the economy of the immediate area and beyond, whilst the economic impact of Option C are likely to more locally based. Option B has a positive synergy with a number of Sustainability Framework objectives as it has the potential to enhance heritage and landscapes assets, biodiversity and wildlife habitat, promoting recreational activities and reduce the risk of flooding. The effects of Option D are less likely to be as far reaching as current trends will prevail within this option. The use of the site as a power generation facility also leads to some uncertainty, particularly over each option's possible contribution to reducing Shropshire's contribution to climate change. Much of the land adjacent to the current boundary of the power station is situated in Flood Zones 2 and 3. Without sufficient mitigation measures, longer term development opportunities for residential and employment use on and surrounding the site may be constrained.

## Your Views

Which of the above options do you prefer and why?  
Please let us know using the response form.  
How easy would the options be to deliver in practice?

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

## Choices for Later

### Infrastructure: Delivery Framework

- 6.161 Details of infrastructure provision required to accompany development will be set out in a Delivery Framework, or implementation project plan for the Core Strategy. This will be produced as a separate document once the Core Strategy is at a more advanced stage.

### Community Infrastructure Levy: Whether to apply

- 6.162 Proposals for a Community Infrastructure Levy (CIL), contained in the current Planning Bill, will enable Local Authorities to obtain contributions from developers towards identified infrastructure needs. The Government has indicated that Councils can choose whether or not to apply a Community Infrastructure Levy. This choice is difficult to make until the details of how the Community Infrastructure Levy will work have been fleshed out by Government.
- 6.163 The definition of which developments will be liable for CIL, when that liability will be paid, what developments will be exempt, and other important details will be set out by Government in regulations, following the enacting of the Bill. It is advisable to wait until legislative details are clearer before making key decisions on whether Shropshire Council should charge a Community Infrastructure Levy, and if so, how it will operate locally.

### Community Infrastructure Levy: Charging Schedule

- 6.164 Any Community Infrastructure Levy will be based on a costed infrastructure plan and charging schedule that will accompany the LDF. The costed infrastructure plan will be drawn up once the Core Strategy is more advanced, and the implications of the preferred option are clearer. The charging schedule will be subject to an independent examination by a Planning Inspector, probably at the same time as the examination of the Core Strategy itself.

### Flood Risk

- 6.165 National planning policy, contained in PPS25, provides detailed policy guidance on flood risk issues. It is not necessary to duplicate national or regional policy. It is important to reflect flood risk in the process of considering specific sites, and this will be done as the Site Allocations and Development Management DPD is prepared.

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**Appendix****Site Allocations and Development Management DPD**

6.166 The allocation of specific sites for particular development uses will occur in the Site Allocations and Development Management Development Plan Document, which follows approximately 12 months behind the Core Strategy plan preparation process. Many detailed matters are more appropriately considered during its preparation, including:

- Settlement boundaries
- Site specific allocations
- Open space designations
- Town centre boundaries
- Conservation areas
- Detailed design requirements

## Your views

Have we missed any important strategic choices (excluding those that will be considered at a later stage)? If so, let us know.



## Your views

Please look at the options for addressing these choices in the main Core Strategy document and let us know your views using the response form.

Are there any other reasonable alternatives to consider and evaluate as part of the plan making process?

How easy would the options be to deliver in practice?





# Glossary

## **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.

## **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.

## **Annual Monitoring Report (AMR)**

A report submitted annually 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.

## **Area Action Plan**

A type of planning document that focuses upon a specific location or area.

## **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.

## **Brownfield**

Land, or specific sites, that have been previously used for buildings or infrastructure. Includes land within the curtilage (boundary) of the site, for example the garden of a property would be included as "brownfield".

## **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.

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**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 council. 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.

**Exception sites**

These are sites that are exclusively used for affordable housing development that would not normally meet the planning criteria for the development of housing for open market sale. Exception sites are only allowed if there is a demonstrable local need that cannot be met elsewhere within the settlement. Although mainly used to meet need in rural areas they can also be used on the edge of towns.

**Green Infrastructure**

A network of connected, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

**Greenfield**

Land, or a particular site, that has not previously been developed. Gardens are not greenfield, as they lie within the curtilage of a building.

**Implementation Executive (IE)**

The Implementation Executive consists of 29 councillors drawn from all six existing Shropshire councils. It is responsible for making decisions about the transition to Shropshire Council. There are three sub-committees of the Implementation Executive including one devoted to the preparation of the Local Development Framework.

**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.

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### 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 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 existing 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 the county.

### Open market schemes

These are open market housing developments which also provide a certain percentage of affordable housing. Affordable housing is only required of developments that plan to have above a certain number of houses (the site size threshold). The amount of affordable housing required to be built at sites above the threshold is expressed as a percentage of the site capacity. The thresholds and percentage of affordable housing required can often differ between settlements in urban and rural areas.

### 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 Local Development Frameworks as a replacement for Structure Plans and Local Plans.

### 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.

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### **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.

### **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 West Midlands 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.

### **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 of the six existing local authorities.

### **Site specific allocations**

Allocations of defined areas of land for particular or mixed use developments identified in Development Plan Documents. Policies in the document will identify any specific requirements for individual sites.

### **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.

### **Statement of Community Involvement (SCI)**

Statement of the 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.

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Appendix****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.

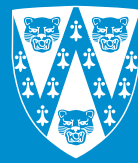
**Sustainable Community Strategy (SCS)**

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 and is produced by the Local Strategic Partnership. Local Development Frameworks should provide spatial expression to the vision of the Sustainable Community Strategy.





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**Appendix**



# Shropshire Core Strategy: **Issues and Options**

## How to Get Involved

To view and download an electronic copy of this Issues and Options document, visit the Shropshire Council Website:

[www.shropshire.gov.uk/shropshire/planning.nsf](http://www.shropshire.gov.uk/shropshire/planning.nsf)

You can also view the document at all local libraries and Community Information Points across Shropshire.

Paper copies of the document are available on request from the contact details below.

A standard consultation response form has been produced, which sets out a number of questions we would like your comments on. If you would like to make additional comments on the Issues and Options document, please e-mail them to: **[planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk)**

Or send them to:

**Planning Policy team**

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

All completed response forms and comments should be received by 9 March 2009.

For general inquiries and to request copies of the document please call:  
01743 210345

For more detailed inquiries about the document please call:  
01743 252566

If you require a copy of this document in an alternative format, for example, large print, Braille, audio cassette or an alternative language, please call 01743 210345