



...ction √ Development of plan and regional ... √ Objectives √ Settlement strategy and the location
... √ Housing and employment provision √ General development policies √ Historic heritage √ Town
... and retailing √ Tourism and recreation √ Sustainable transport √ Road transport, walking and cycling
... rural character √ Wildlife and nature conservation √ Land and water √ Energy √ Minerals and waste

THE SHROPSHIRE AND TELFORD & WREKIN JOINT STRUCTURE PLAN 1996 - 2011

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WRITTEN STATEMENT



Shropshire
COUNTY COUNCIL



Borough of
TELFORD
& WREKIN

**THE SHROPSHIRE AND
TELFORD & WREKIN
JOINT STRUCTURE PLAN
1996-2011**

WRITTEN STATEMENT

ADOPTED BY SHROPSHIRE COUNTY COUNCIL
ON 25 OCTOBER 2002

ADOPTED BY THE BOROUGH OF TELFORD & WREKIN
ON 14 NOVEMBER 2002

OPERATIVE ON 15 NOVEMBER 2002

Prepared by Shropshire County Council
and the Borough of Telford & Wrekin

November 2002

foreword...

BY THE JOINT CHAIRS OF THE STRUCTURE PLAN JOINT COMMITTEE

The two Councils have worked together closely to produce this Joint Structure Plan. This close working has been assisted by a shared vision that recognises the mutual interests of Shropshire and Telford & Wrekin.

In drawing up this Joint Structure Plan, we have ensured that it contains a balanced set of policies. These will protect the fine quality environment and at the same time will meet the needs of people for homes and jobs. Taken together the policies will provide a sound basis for delivering sustainable development over the longer term.

We would like to thank all those people and organisations who have contributed to the production of this Plan. Their input has helped us to provide a Plan that will serve the people of Shropshire and Telford & Wrekin well.



A handwritten signature in black ink, appearing to read 'John Stevens'.

Cllr John Stevens

Shropshire County Council



A handwritten signature in black ink, appearing to read 'David Morgan'.

Cllr David Morgan

*The Borough of
Telford & Wrekin*

access to information

This document can be made available on request in large print, Braille or audio cassette. It can be translated into Urdu, Punjabi or Welsh on request. It will take us some time to transcribe it.

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INTRODUCTION TO THE SHROPSHIRE AND TELFORD & WREKIN JOINT STRUCTURE PLAN

Chapter 1

introduction

ABOUT THIS DOCUMENT

- 1.1 The Joint Structure Plan for Shropshire and the Borough of Telford & Wrekin covers the period 1996-2011. It has been prepared jointly by Shropshire County Council and Telford & Wrekin Borough Council as a replacement for the Shropshire Structure Plan 1989-2006. It was adopted on 14 November 2002 and became operative on 15 November 2002.
- 1.2 This document is the Written Statement required by the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- 1.3 The Written Statement contains the policies and proposals illustrated by a Key Diagram. There is also an accompanying document called the Explanatory Memorandum which contains the policies and additional text which justifies the policies. It also gives background information on the policies, and explains their relationship to national and regional planning guidance, but does not form part of the Plan.
- 1.4 The Joint Structure Plan must be read as a whole. Policies are not in any priority order, thus development proposals may have to be considered against policies in different parts of the Plan.

THE PURPOSE OF THE STRUCTURE PLAN

- 1.5 The purpose of a Structure Plan is to provide a statement of the overall strategy for development and use of land within the context of sustainable development objectives. It indicates how development will be served by transport and other infrastructure, taking account of national and regional policies. In setting out the general policies and proposals of strategic importance it provides a strategic framework for the detailed policies in Local Plans. It is also influential in the increasingly important area of attracting funding to implement development proposals.
- 1.6 The Joint Structure Plan sets out the broad planning strategy for Shropshire and Telford & Wrekin. It sets out policies and proposals for the location of development, the amount

of new housing and employment land, and strategic policies for the control of mineral working and the treatment of waste. Policies for the protection and enhancement of the environment provide a framework within which development should take place. Policies and proposals for transportation and accessibility provide the essential linkage with land use.

SUSTAINABILITY APPRAISAL

- 1.7 The Government requires all policies and proposals in a Structure Plan to be subject to a process of identifying, quantifying, weighing up and reporting on their environmental effects. This should be an integral part of the plan preparation process. In this Joint Structure Plan the opportunity has been taken to broaden this appraisal process by including social and economic factors to provide a full sustainability appraisal. This appraisal is available in a separate report.

IMPLEMENTATION

- 1.8 The Structure Plan can only be successful in achieving the objectives of the strategy if the policies are implemented. Implementation is a complex process involving a wide variety of public and private organisations, businesses, voluntary organisations and individuals. The main vehicle for implementation is through the Local Plans prepared by the District Councils and Telford & Wrekin Borough Council, and the Minerals and Waste Local Plans and Local Transport Plans prepared by the two Strategic Authorities. The Local Plans in turn provide the basis for detailed development control decisions.
- 1.9 Many of the policies can only be effectively implemented by the Strategic Authorities working in close liaison with organisations such as The Environment Agency, English Nature, English Heritage, The Forestry Commission, The Countryside Agency, Advantage West Midlands, voluntary bodies and organisations as well as Government Departments and organisations of the European Union.
- 1.10 The investment decisions of the Telford & Wrekin Borough Council, Shropshire County Council, the five District Councils in Shropshire, the public utility companies and developers will take into account the policies in the Structure Plan. Because of the Plan's long time horizon there are inevitably uncertainties about the availability of resources in both the public and private sectors. The policies of the Plan take this into account and are framed to accommodate variations in levels of expenditure and development.

MONITORING

- 1.11 The Joint Structure Plan Authorities (JSPAs) are required by Planning Policy Guidance Note 12 (Development Plans) to monitor the implementation of the Structure Plan. Planning Policy Guidance Note 3 (Housing) has introduced the need to 'Plan Monitor and Manage' as opposed to the outmoded process of 'predict and provide'. Together this guidance has brought monitoring to the forefront of development plan issues.

- 1.12 In response to this, the Joint Structure Plan Authorities are committed to putting into place a structured framework for the future monitoring and review of the Joint Structure Plan. Through regular monitoring the Authorities will be able to:-
- Assess the validity and robustness of the plan's strategy.
 - Assess the progress made towards meeting the plan's objectives.
 - Identify the impact of the policies on the future development of the plan area.
 - Identify new issues which the plan should be addressing.
- 1.13 The results of the monitoring will be fed back into the development plan process. They will enable the Joint Structure Plan Authorities to identify where the Plan may need adjusting to improve the effectiveness of policies or to reflect changes in circumstances. This process will form the basis for rolling forward the Joint Structure Plan and will ensure that the plan remains up-to-date and relevant. In addition to this, emerging Local Plans will continue to be scrutinised for their conformity with the Joint Structure Plan.
- 1.14 The arrangements for monitoring have been incorporated into the contents of the Joint Structure Plan. In the Explanatory Memorandum, a table has been included at the end of each Chapter setting out the indicators which will be used to identify the progress of the plan's policies and objectives.

Chapter 2

THE STRUCTURE PLAN STRATEGY

- 2.1 This section sets out the general strategy and principles governing the scale and location of development, protection of the environment and the specific requirements to be met through the Local Plans.
- 2.2 The Joint Structure Plan is built firmly on the principles of sustainable development and seeks to weave sustainability into the fabric of everyday life, including economic, social, and environmental issues. It is fortunate that in Shropshire and the Borough of Telford & Wrekin the environment is already of exceptional quality, and is one of our greatest assets. The task of the Structure Plan is to lay down a framework which enhances and protects this asset, while ensuring that the current and future needs of the people of Shropshire and Telford & Wrekin can be met. At times this will involve difficult decisions, for example, minimising the need to travel will mean concentrating new development in towns and larger villages where homes, jobs, services and infrastructure can be provided to create more balanced communities. This will mean that only limited growth will be allowed in the smaller villages and rural areas. On the other hand, developing and managing the environment sensitively and appropriately will mean that the Plan Area retains its attraction to potential employers and provides a base for the tourist industry, as well as remaining a special place for its population to enjoy.

objectives

- 2.3 The Structure Plan area is as socially and economically diverse as its geography. Telford and Shrewsbury dominate in terms of economy and population, and face issues of continuing economic and population growth stemming from in-migration of people and jobs. The remoter rural areas face issues of a more fragile economy and sparsity. The challenge facing the Joint Structure Plan is to support the regional growth centre of Telford and the county town of Shrewsbury, while maintaining the viability of rural communities and the market towns. These needs will have to be met while achieving a more environmentally sustainable way of life.
- 2.4 Four objectives underpin the Joint Structure Plan strategy:
- conserving resources
 - improving the quality of life
 - achieving sustainable development patterns
 - fostering a prosperous economy within a sustainable framework

These are elaborated below.

CONSERVING RESOURCES

- 2.5 The Joint Structure Plan will contribute to conserving resources by:
- increasing accessibility whilst reducing the need to travel
 - encouraging the use of alternatives to the private car
 - advocating the increased energy efficiency of development
 - encouraging the use of renewable energy
 - fostering biodiversity
 - reducing pollution
 - reducing waste
 - conserving natural resources
- 2.6 Transport is a major source of carbon dioxide and controls on transport will also achieve reductions in other pollutants. Opportunities will be taken to reduce the growth in levels of motorised traffic by concentrating development growth in towns and larger villages where a good quality public transport service can be provided, and by encouraging more people to walk and cycle on shorter journeys. The greater use of railways for both passengers and freight will be promoted to maximise the potential benefits of the area's extensive railway network. In parts of Shropshire, because of its rural character and sparsity, the car will remain the main means of transport.
- 2.7 During the Plan period, the authorities, in partnership with others will explore ways in which services can be taken to the people who need them, but who have difficulty in travelling to main centres of provision. The role of information technology in meeting needs in rural areas will also be promoted to tackle the twin problems of remoteness and the need to travel. The adverse effects of transport and development on the environment will be minimised by advocating appropriate safeguards against pollution of air, water and soil.
- 2.8 Developments will be encouraged to become more energy efficient by adopting the latest construction methods and materials, and by using site layouts and orientation to achieve the maximum benefits from solar radiation. Renewable energy will be encouraged where it does no harm to the character and special interests of the area, or the amenity of local residents.
- 2.9 The overall populations and natural ranges of native species and the quality and diversity of wildlife habitats will be protected and improved in accordance with the objectives of the Telford & Wrekin and Shropshire Biodiversity Action Plans.
- 2.10 An estimated 1.6 million tonnes of waste is produced each year in Shropshire and Telford & Wrekin, most of it from industry and commerce. Some 33% of this is recycled, 18% is treated and the remaining 49% is landfilled. Suitable landfill sites are becoming scarce, requiring a move away from traditional disposal methods towards sustainable alternatives based on the hierarchy of reduce, reuse, recover(recycling, composting, energy), disposal.

- 2.11 Mineral resources will be managed to ensure an adequate supply while protecting special areas. The effective use of materials will be promoted to reduce the quantities of waste. New uses for waste material will be encouraged as a sustainable way of recycling waste.

IMPROVING THE QUALITY OF LIFE

- 2.12 The Joint Structure Plan will to seek to improve the quality of life by:
- protecting and improving the environment of Shropshire and Telford & Wrekin
 - protecting local distinctiveness, including world class cultural assets in the built environment
 - considering environmental, economic and social needs together within a framework of sustainable development
 - ensuring access to a range and choice of homes, jobs, services and facilities
 - seeking to reduce levels of poverty and deprivation through regeneration
- 2.13 The environmental quality of Shropshire and Telford & Wrekin is one of the greatest assets of the area. Care for the nationally important Shropshire Hills Area of Outstanding Natural Beauty will be given priority. Elsewhere the countryside will be cared for by protecting and enhancing the special characteristics of the landscape, its tranquillity and its biodiversity. The many fine historic and architecturally important buildings will be protected from inappropriate development. The World Heritage Site at Ironbridge will receive very special consideration in terms of protection and management.
- 2.14 Quality of life stems not only from the physical environment but also from the social and economic conditions. Access to homes, jobs and services will be improved by concentrating development where there are the best opportunities to access a range and choice of homes, a variety of job opportunities and a range of services and facilities, together with improvements to public transport. The changing nature of agriculture will affect employment opportunities in the rural area, requiring new and alternative employment. Market towns will be supported in their role as service and employment centres for the rural area. They will be an important factor in delivering rural regeneration.

ACHIEVING SUSTAINABLE DEVELOPMENT PATTERNS

- 2.15 The Joint Structure Plan will achieve a sustainable pattern of development by:
- promoting sustainable communities which have a broad balance of homes, jobs, services and facilities appropriate to the particular settlement
 - maximising use of existing infrastructure
 - using previously developed land and buildings in preference to greenfield sites wherever possible and appropriate
 - promoting mixed use development

- improving access from the rural area to the main centres of provision rather than encouraging a dispersed pattern of development
 - maintaining the Green Belt
- 2.16 Sustainable development meets the needs of people for homes, jobs and services whilst ensuring that any adverse effects of development on the environment are minimised and every opportunity is taken to conserve natural resources and biodiversity.
- 2.17 It is not sustainable to spread development too thinly because this increases commuting and travel in general. Development should be located to support viable communities which have services and facilities.
- 2.18 The Plan provides the framework to enable towns to become more dynamic, attractive and competitive places, since their vitality and viability is a key to their continued effective functioning, both for their own sakes and as employment and service centres for the surrounding rural area. To make this strategy work, it must be complemented by improved accessibility between the rural area and the towns and large villages.
- 2.19 Outside Shrewsbury and Telford there are few opportunities to use previously used sites. In order to make the best use of previously used land, derelict land will be restored to viable uses and future contamination and dereliction will be avoided. Previously used land and buildings will be used where appropriate in preference to new green field sites. Development of previously used sites may not always be the best option, for example where it provides important open space, because of contamination or the importance of the site for wildlife or its historic significance.
- 2.20 Mixed use development in towns will be encouraged where it contributes towards improving vitality and viability of centres, reducing the need to travel, fostering social inclusion and improving safety and security. Such developments also have the potential to utilise small scale shared heating schemes.

FOSTERING A PROSPEROUS ECONOMY

- 2.21 The Joint Structure Plan will foster a prosperous economy within a pattern of sustainable development by:
- encouraging inward investment
 - supporting local businesses and community enterprise
 - supporting the rural economy
 - providing an adequate and varied housing stock
- 2.22 Telford plays a key role in the local and regional economy. The success of Telford's economy has created employment opportunities within other parts of Shropshire, but has led to significant levels of in-commuting. Whilst the interdependence between Telford and the rest of Shropshire and the West Midlands region is likely to remain as Telford's economy and social infrastructure expand, housing will be kept in balance with jobs growth in Telford.

- 2.23 The Plan aims to achieve a diverse and dynamic business base by creating the best conditions for economic growth. This means helping to improve the performance of existing firms and supporting the development of new up and coming sectors. Work and access to work are the key to tackling poverty and extending opportunities. Therefore, transport and communications, including information technology, are a crucial part of a sound local economy.
- 2.24 The quality of the environment is an important factor in retaining and attracting employers and the necessary labour force. Policies designed to conserve the high quality environment of the Plan area therefore complement the economic and social goals.
- 2.25 Towns are generally speaking the powerhouses of the economy. They are the main providers of employment for people who live in them as well as for people in the surrounding rural area. The economic well-being of the towns will be supported through this Plan and other initiatives
- 2.26 The towns and surrounding rural areas have a traditional inter-dependence which is recognised and which is an important plank in the strategies and initiatives to regenerate the market towns and diversify the rural economy. To complement this, accessibility from the rural area to the towns will be improved.
- 2.27 The Structure Plan supports the maintenance of a thriving rural economy with vibrant communities. The diversification of the rural economy and regeneration of the rural area are important elements in achieving this. Providing for most employment growth in Shrewsbury, Telford and the market towns, which have a range of job opportunities and good accessibility from the surrounding area, is the most suitable way to assist rural regeneration.
- 2.28 Whilst providing the right number of jobs is important, so is the type and quality of jobs. Efforts will be made to improve and widen the choice in order to raise the current generally low wages in the Structure Plan area.
- 2.29 Improvements to the telecommunications network will be encouraged to facilitate business. This is especially important in the rural area to overcome any disadvantages arising from remoteness.
- 2.30 A portfolio of sites in the Borough of Telford & Wrekin and each Shropshire District will be developed to provide sites of a range and size and quality to suit varying needs of business. Retention and viability of existing business can be helped by ensuring an adequate and properly trained workforce is readily available. This also requires a range of housing to create a better balance between homes and jobs.

Chapter 3**The Policies****SETTLEMENT STRATEGY AND
THE LOCATION OF DEVELOPMENT****PI SPATIAL STRATEGY**

MOST DEVELOPMENT SHALL TAKE PLACE IN OR ON THE EDGE OF THE PRINCIPAL GROWTH CENTRES OF TELFORD AND SHREWSBURY.

OUTSIDE TELFORD AND SHREWSBURY, APPROPRIATE HOUSING AND EMPLOYMENT DEVELOPMENT SHOULD BE LOCATED IN OR ON THE EDGE OF THE MARKET TOWNS AND OTHER SETTLEMENTS WHICH HAVE GOOD ACCESSIBILITY, SERVICES AND FACILITIES.

TOGETHER THESE TOWNS AND OTHER SETTLEMENTS WILL BE THE MAIN SEATS OF GROWTH, MEETING THEIR OWN NEEDS AND PROVIDING JOBS AND SERVICES FOR THE RURAL AREA.

THE SCALE OF DEVELOPMENT ALLOCATED TO TOWNS AND OTHER SETTLEMENTS WILL TAKE INTO ACCOUNT THEIR SIZE, THEIR ROLE AS EMPLOYMENT AND /OR SERVICE CENTRES, THE SCOPE FOR DEVELOPMENT TO SUPPORT A RANGE OF SERVICES AND FACILITIES, THE SCOPE FOR ACCESS BY SUSTAINABLE TRANSPORT MODES AND THE EFFECT ON THE ENVIRONMENT.

P2 LOCATION OF DEVELOPMENT

LOCAL PLANS SHALL BE DRAWN UP TO IMPLEMENT THE ESSENTIAL SPATIAL STRATEGY IDENTIFIED IN POLICY 1. THEY SHALL IDENTIFY APPROPRIATE SETTLEMENTS FOR DEVELOPMENT, HAVING REGARD TO THE FOLLOWING CRITERIA:

1. AN ASSESSMENT OF THE VOLUME OF PREVIOUSLY USED LAND AND BUILDINGS TO BE MADE AVAILABLE THROUGH RECYCLING IN THE COURSE OF URBAN REGENERATION AND A PREFERENCE FOR THE USE OF SUCH LAND AND BUILDINGS;
2. IMPACT ON THE ENVIRONMENT AND THE NEED TO PROTECT OR ENHANCE CHARACTER, SETTING AND WILDLIFE;
3. THE AVAILABILITY OF GOOD PUBLIC TRANSPORT (OR POTENTIAL FOR ITS ENHANCEMENT);

4. THE SIZE OF THE SETTLEMENT;
5. THE ROLE OF THE SETTLEMENT AS A CENTRE FOR EMPLOYMENT;
6. THE SETTLEMENT'S POTENTIAL TO SUPPORT A RANGE OF SERVICES AND OPPORTUNITY TO CREATE MORE VIBRANT CENTRES AND MIXED USE AREAS;
7. THE POTENTIAL FOR FOSTERING MORE SUSTAINABLE COMMUNITIES;
8. REGENERATION OF THE LOCAL ECONOMY, SERVICES AND INFRASTRUCTURE.

P3 PREVIOUSLY USED LAND AND BUILDINGS

LOCAL PLAN POLICIES AND PROPOSALS SHOULD EVALUATE PREVIOUSLY USED BUILDINGS AND SITES WITHIN OR ON THE EDGE OF SETTLEMENTS TO DETERMINE THEIR MOST APPROPRIATE USE HAVING REGARD TO:

- POSSIBLE CONTAMINATION AND THE NEED FOR REMEDIATION;
- THE NEED FOR OPEN SPACE, INCLUDING THAT FOR SPORT AND RECREATION;
- THE BIODIVERSITY AND HERITAGE VALUE OF THE SITE;
- ITS POTENTIAL FOR DEVELOPMENT.

LOCAL AUTHORITIES SHALL MAKE PROVISION TO MAINTAIN AND IMPROVE THE PROPORTION OF DWELLINGS DEVELOPED ON PREVIOUSLY USED LAND WITH THE AIM OF ACHIEVING BY 2008 AN ANNUAL RATE OF 50% OF NEW HOUSE BUILDING ON PREVIOUSLY DEVELOPED LAND AND THROUGH CONVERSION OF EXISTING BUILDINGS.

P4. GREEN BELT

THERE WILL BE A GREEN BELT IN PARTS OF EAST SHROPSHIRE ADJACENT TO STAFFORDSHIRE AND WORCESTERSHIRE AND BROADLY EXTENDING TO THE A5 IN THE NORTH, THE BRIDGNORTH DISTRICT BOUNDARY ADJOINING TELFORD, AND THE RIVER SEVERN AND BRIDGNORTH TOWN IN THE WEST. THE GENERAL LOCATION OF THE GREEN BELT IS INDICATED ON THE KEY DIAGRAM.

THE DEFINITION OF THE BOUNDARIES OF THE GREEN BELT AROUND SHIFNAL AND ALBRIGHTON SHALL BE REVIEWED AND COMPLETED IN ACCORDANCE WITH THE CRITERIA SET OUT IN PPG2 AS PART OF THE REVIEW OF THE BRIDGNORTH LOCAL PLAN. THE BOUNDARIES OF THE GREEN BELT SO ESTABLISHED SHOULD BE PROTECTED OVER THE LONG TERM.

WITHIN THE GREEN BELT THERE WILL BE A GENERAL PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT WHICH WOULD BE HARMFUL TO THE GREEN BELT.

P5 DEVELOPMENT OUTSIDE SETTLEMENTS

OUTSIDE THE PRINCIPAL GROWTH CENTRES AND SETTLEMENTS IDENTIFIED IN LOCAL PLANS AS SUITABLE FOR DEVELOPMENT, DEVELOPMENT SHALL BE LIMITED TO:

- ESSENTIAL HOUSING FOR AGRICULTURAL AND FORESTRY WORKERS;
- THE WINNING AND WORKING OF MINERALS;
- REPLACEMENT DWELLINGS;
- APPROPRIATE SMALL SCALE EMPLOYMENT USES;
- APPROPRIATE DEVELOPMENT USES RELATED TO FARM DIVERSIFICATION;
- DEVELOPMENTS FOR TOURISM AND RECREATION.

THIS POLICY SHOULD BE READ IN CONJUNCTION WITH POLICY P18 "CONVERSION OF BUILDINGS".

P6 HOUSING DEVELOPMENT IN TELFORD & WREKIN

THE BOROUGH OF TELFORD & WREKIN LOCAL PLAN SHALL SECURE THE PROVISION OF SUFFICIENT LAND AND BUILDINGS, MAKING ALLOWANCE FOR WINDFALLS (AS DEFINED IN PPG3) AND CONVERSIONS OF BUILDINGS, TO MEET THE ANNUAL STRATEGIC TARGET OF 1180 DWELLINGS IN THE PERIOD 1996-2011.

THE ALLOCATION SHALL TAKE ACCOUNT OF POLICY P2.

THE HOUSING ALLOCATIONS SHOWN ON THE PROPOSALS MAP OF THE LOCAL PLAN SHALL BE PHASED AND SUFFICIENT SITES, HAVING MADE THE ALLOWANCE FOR WINDFALLS AND CONVERSIONS OF BUILDINGS, SHALL BE SHOWN IN THE EARLY PHASE OR PHASES TO ACCOMMODATE AT LEAST THE HOUSING REQUIREMENTS FOR THE FIRST FIVE YEARS. THE PHASING SHOULD TAKE INTO ACCOUNT:

- THE NEED TO ACHIEVE TARGETS FOR AFFORDABLE HOMES;
- THE NEED TO PROMOTE A RANGE AND CHOICE OF HOUSE TYPES;
- INFRASTRUCTURE LIMITATIONS;
- DEVELOPMENT PRESSURE IN ENVIRONMENTALLY SENSITIVE AREAS;
- THE AVAILABILITY OF PREVIOUSLY USED LAND AND BUILDINGS WITHIN EXISTING URBAN AREAS;
- THE ACCESSIBILITY OF SITES BY PUBLIC TRANSPORT; AND
- THE NEED TO MAXIMISE DENSITIES WITHIN SETTLEMENTS.

SITE ALLOCATIONS SHOULD BE REVIEWED AND UPDATED AS THE LOCAL PLAN IS REVIEWED AND ROLLED FORWARD WHICH SHOULD BE AT LEAST EVERY FIVE YEARS.

P7 EMPLOYMENT DEVELOPMENT IN TELFORD & WREKIN

THE LOCAL PLAN SHALL SECURE PROVISION FOR THE DEVELOPMENT OF 225 HECTARES OF LAND OVER THE PERIOD 1996-2011 FOR EMPLOYMENT PURPOSES. THE LOCATION OF EMPLOYMENT LAND SHALL HAVE REGARD TO THE CRITERIA IN POLICIES P2 AND P3. A PORTFOLIO OF SITES SHALL BE MAINTAINED OFFERING A RANGE AND CHOICE OF SITES FOR INVESTMENT / RELOCATION. THE PORTFOLIO SHALL BE MONITORED AND MANAGED IN ACCORDANCE WITH POLICY P11.

P8 HOUSING DEVELOPMENT IN SHROPSHIRE

LOCAL PLANS SHALL SECURE THE PROVISION OF SUFFICIENT LAND AND BUILDINGS, MAKING AN ALLOWANCE FOR WINDFALLS (AS DEFINED IN PPG3), AND CONVERSIONS OF BUILDINGS TO ENABLE THE COMPLETION OF 1,260 NEW DWELLINGS EACH YEAR UP TO 2011. THE PROVISION WILL BE DISTRIBUTED WITHIN INDIVIDUAL DISTRICTS AS FOLLOWS:

<i>BRIDGNORTH DISTRICT</i>	<i>180 PER YEAR</i>
<i>NORTH SHROPSHIRE DISTRICT</i>	<i>310 PER YEAR</i>
<i>OSWESTRY DISTRICT</i>	<i>170 PER YEAR</i>
<i>SHREWSBURY & ATCHAM DISTRICT</i>	<i>410 PER YEAR</i>
<i>SOUTH SHROPSHIRE DISTRICT</i>	<i>190 PER YEAR</i>
TOTAL FOR SHROPSHIRE	1260 PER YEAR

THE TOTAL ALLOCATION FOR EACH DISTRICT OVER THE PLAN PERIOD SHALL NOT EXCEED THE 15 YEAR AGGREGATE OF THEIR ANNUALISED FIGURES SHOWN ABOVE.

THE ALLOCATIONS SHALL TAKE ACCOUNT OF POLICY 2

THE HOUSING ALLOCATIONS SHOWN ON THE PROPOSALS MAPS OF LOCAL PLANS SHALL BE PHASED AND SUFFICIENT SITES, HAVING MADE THE ALLOWANCE FOR WINDFALLS AND CONVERSIONS OF BUILDINGS, SHALL BE SHOWN TO ACCOMMODATE AT LEAST THE HOUSING REQUIREMENTS FOR THE FIRST FIVE YEARS. THE PHASING SHOULD TAKE INTO ACCOUNT:

- THE NEED TO ACHIEVE TARGETS FOR AFFORDABLE HOMES;
- THE NEED TO PROMOTE A RANGE AND CHOICE OF HOUSE TYPES;
- INFRASTRUCTURE LIMITATIONS;
- DEVELOPMENT PRESSURES IN ENVIRONMENTALLY SENSITIVE AREAS;
- THE AVAILABILITY OF PREVIOUSLY USED LAND AND BUILDINGS WITHIN EXISTING URBAN AREAS;
- ACCESSIBILITY BY PUBLIC TRANSPORT; AND
- THE NEED TO MAXIMISE DENSITIES WITHIN SETTLEMENTS.

SITE ALLOCATIONS SHOULD BE REVIEWED AND UPDATED AS EACH LOCAL PLAN IS REVIEWED AND ROLLED FORWARD AT LEAST EVERY FIVE YEARS.

P9 EMPLOYMENT LAND IN SHROPSHIRE

LOCAL PLANS SHALL SECURE THE PROVISION OF SUFFICIENT DEVELOPABLE LAND TO PROVIDE THE MINIMUM ALLOCATIONS SET OUT IN THIS POLICY. IN ALLOCATING SITES ACCOUNT WILL BE TAKEN OF POLICIES P1, P2, P3, AND P11.

FURTHER RESERVE SITES SHALL BE IDENTIFIED TO MEET LONG TERM EMPLOYMENT NEEDS. THESE SHOULD BE PHASED FOR RELEASE OVER THE PLAN PERIOD.

THE MINIMUM ALLOCATION SHALL BE UPDATED AND ROLLED FORWARD AT EACH REVIEW OF THE LOCAL PLAN.

TO AVOID STERILISING LAND SUPPLY AND JEOPARDISING SITES ELSEWHERE, THE OVERALL ALLOCATIONS WILL ONLY BE ACCEPTABLE IF THEY ARE NOT OUT OF PROPORTION WITH THE MINIMUM ALLOCATIONS AND LOCAL EMPLOYMENT NEEDS.

THE MINIMUM ALLOCATIONS FOR EACH DISTRICT SHALL BE:

BRIDGNORTH DISTRICT	10 HA
NORTH SHROPSHIRE DISTRICT	20 HA
OSWESTRY DISTRICT	15 HA
SHREWSBURY & ATCHAM DISTRICT	35 HA
SOUTH SHROPSHIRE DISTRICT	15 HA

AREA HOUSING AND EMPLOYMENT PROVISION**P10 RANGE AND CHOICE OF HOUSING SITES**

LOCAL PLANS SHALL MAKE PROVISION FOR A BROAD RANGE OF IDENTIFIED HOUSING NEEDS BY:

- ALLOCATING A RANGE AND CHOICE OF SITES AND TYPES IN A VARIETY OF LOCATIONS;
- INCREASING THE PROPORTION OF DEVELOPMENT BUILT AT HIGHER DENSITIES IN TOWN CENTRES AND LOCATIONS IN CLOSE PROXIMITY TO PUBLIC TRANSPORT;
- INCREASING THE PROPORTION OF HOUSING WITHOUT PARKING OR WITH REDUCED PARKING STANDARDS IN HIGHER DENSITY SCHEMES CLOSE TO PUBLIC TRANSPORT; AND
- MEETING IDENTIFIED AFFORDABLE AND SPECIAL HOUSING NEEDS.

P11 RANGE AND CHOICE OF EMPLOYMENT SITES

LOCAL PLANS SHALL PROVIDE A RANGE AND CHOICE OF EMPLOYMENT SITES IN TERMS OF QUALITY, SIZE AND LOCATION, COMPRISING ALLOCATED SITES AND EXISTING EMPLOYMENT SITES TO BE RETAINED FOR THE LONG TERM.

IN IDENTIFYING SUITABLE SITES REGARD SHALL BE PAID TO THE TRANSPORT NETWORK AND ACCESSIBILITY FOR THE WORKFORCE IN ORDER TO REDUCE THE NEED TO TRAVEL.

WHEN LOCAL PLANS ARE REVIEWED ALLOCATED SITES WHICH HAVE NOT BEEN TAKEN UP SHOULD BE REASSESSED AGAINST THE OVERALL NEED FOR EMPLOYMENT LAND AND AGAINST SUSTAINABLE DEVELOPMENT CRITERIA. IF SUCH SITES ARE FOUND TO BE UNNECCESARY FOR EMPLOYMENT USE THEY SHOULD BE ALLOCATED TO OTHER SUITABLE USES.

P12 DIVERSIFICATION OF THE RURAL ECONOMY

LOCAL PLANS SHALL SUPPORT BUSINESS DEVELOPMENT AND DIVERSIFICATION IN THE RURAL AREA PROVIDED IT IS APPROPRIATE IN TERMS OF SCALE AND TYPE.

PROPOSALS SHOULD SUPPORT ECONOMIC ACTIVITY WITH STRONG LINKS TO THE RURAL AREA. WITH THE EXCEPTION OF FARM BASED DIVERSIFICATION MOST NEW BUSINESSES SHALL BE LOCATED IN THE MARKET TOWNS OR SUITABLE VILLAGES AND PROPOSALS SHALL TAKE PARTICULAR ACCOUNT OF POLICIES P1, P2, P3, P4, P7 AND P9.

P13 AFFORDABLE HOUSING

LOCAL PLANS SHALL MAKE ADEQUATE PROVISION FOR AFFORDABLE HOUSING BASED ON AN ASSESSMENT OF NEED OVER THE PLAN PERIOD. THEY SHOULD ALLOCATE SITES OF SUFFICIENT SIZE TO ENABLE NEGOTIATIONS WITH DEVELOPERS TO DELIVER AN APPROPRIATE LEVEL OF AFFORDABLE HOUSING AND SET INDICATIVE TARGETS FOR THE LEVEL OF AFFORDABLE HOUSING TO BE PROVIDED ON INDIVIDUAL SITES.

LOCAL PLANS SHALL CONTAIN POLICIES WHICH WILL ENABLE THE PROVISION OF SMALL AFFORDABLE HOUSING SCHEMES WITHIN OR ADJACENT TO VILLAGES AS AN EXCEPTION TO NORMAL PLANNING POLICY ONLY WHERE LOCAL NEEDS CANNOT OTHERWISE BE MET.

P14 SITES FOR GYPSIES AND TRAVELLERS

LOCAL PLANS SHOULD MAKE PROVISION FOR CARAVAN SITES FOR GYPSIES AND OTHER TRAVELLERS THAT MEET A PROVEN NEED AND ARE IN LOCATIONS WHICH ARE REASONABLY ACCESSIBLE TO PRIMARY SCHOOLS, SHOPS AND OTHER COMMUNITY FACILITIES AND LOCATED NEAR TO ROUTES REGULARLY USED BY GYPSIES AND TRAVELLERS.

GENERAL DEVELOPMENT POLICIES**P15 PROTECTING THE ENVIRONMENT**

LOCAL PLAN POLICIES AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT THEY MINIMISE ANY ADVERSE EFFECT ON THE ENVIRONMENT HAVING REGARD TO THE GENERAL PRINCIPLES SET OUT BELOW AND OTHER RELEVANT POLICIES IN THIS PLAN.

PROPOSALS WHICH WOULD HAVE ENVIRONMENTAL EFFECTS OF MORE THAN LOCAL SIGNIFICANCE OR ARE PARTICULARLY HAZARDOUS OR MAY HAVE AN IMPACT ON SENSITIVE ENVIRONMENTS, SHOULD BE ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT.

THE GENERAL PRINCIPLES TO BE TAKEN INTO ACCOUNT ARE:

- THAT EVERY OPPORTUNITY IS TAKEN TO IMPROVE THE ENVIRONMENT;
- PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE COUNTRYSIDE, TOWNS AND VILLAGES;
- INTEGRATING SUSTAINABLE TRANSPORT WITH DEVELOPMENT;
- TRAFFIC GENERATION AND THE CAPACITY OF THE ROAD NETWORK TO ACCOMMODATE ADDITIONAL DEVELOPMENT;
- AVOIDING POLLUTION;
- CONSERVING SOILS;
- AVOIDING LOCATING UNSUITABLE VULNERABLE DEVELOPMENT IN THE VICINITY OF SOURCES OF POLLUTION OR HAZARD;
- APPROPRIATENESS TO THE SURROUNDINGS IN TERMS OF DESIGN, SCALE, MATERIALS AND LANDSCAPING OF THE SITE;

AND

- THE AVAILABILITY AND CAPACITY OF NECESSARY INFRASTRUCTURE.

P16 AIR QUALITY

LOCAL PLAN POLICIES AND DEVELOPMENT PROPOSALS SHALL TAKE INTO ACCOUNT THEIR EFFECT ON AIR QUALITY HAVING REGARD TO NATIONAL AIR QUALITY STRATEGY OBJECTIVES, LOCAL AIR QUALITY REVIEWS AND AIR QUALITY MANAGEMENT PLANS. THIS SHALL INCLUDE CONSIDERATION IN LOCAL PLANS OF THE LOCATION, SCALE AND TYPE OF DEVELOPMENT AND THE REQUIREMENT TO REDUCE THE NEED TO TRAVEL. CONSIDERATION SHALL ALSO BE GIVEN TO THE AMELIORATING EFFECTS OF TREE PLANTING.

P17 CRIME AND DISORDER

LOCAL PLAN POLICIES AND DEVELOPMENT PROPOSALS SHALL ENSURE THAT DEVELOPMENT IS DESIGNED IN SUCH A WAY THAT OPPORTUNITIES FOR CRIME PREVENTION ARE MAXIMISED.

P18 CONVERSION OF BUILDINGS

LOCAL PLAN POLICIES SHALL ALLOW THE CONVERSION OF BUILDINGS TO USES WHICH CONTRIBUTE TO THE RENAISSANCE OF TOWNS AND VILLAGES.

OUTSIDE SETTLEMENTS LOCAL PLAN POLICIES SHALL GIVE PREFERENCE TO THE CONVERSION OF PREVIOUSLY USED BUILDINGS TO AN EMPLOYMENT, TOURISM, SPORT OR RECREATIONAL USE THAT IS APPROPRIATE TO THE PARTICULAR LOCATION. CONVERSION TO RESIDENTIAL USE WILL ONLY BE APPROPRIATE WHERE:

- THE BUILDING IS CONSIDERED BY THE LOCAL PLANNING AUTHORITY TO BE OF ARCHITECTURAL OR HISTORIC MERIT AND THE CONVERSION WILL NOT CREATE ISOLATED OR SPORADIC HOUSING DEVELOPMENT IN THE COUNTRYSIDE;

OR

- THE CONVERSION IS FOR AFFORDABLE HOUSING TO MEET AN IDENTIFIED LOCAL NEED;

OR

- THE CONVERSION IS TO MEET AN ESSENTIAL AGRICULTURAL OR FORESTRY WORKERS NEED;

IN ALL CASES

- THE BUILDING MUST BE OF PERMANENT AND SUBSTANTIAL CONSTRUCTION;

- THE CONVERSION MUST BE ACHIEVED WITHOUT MAJOR OR COMPLETE RECONSTRUCTION OR HARM TO THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS;
 - TRAFFIC GENERATED CAN BE SAFELY ACCOMMODATED BY THE LOCAL ROAD NETWORK;
- AND
- THE CONVERSION IS ACCEPTABLE IN TERMS OF ITS IMPACT ON THE NEEDS OF PARTICULAR WILDLIFE SPECIES SUCH AS BATS AND OWLS.

P19 MIXED USE DEVELOPMENTS

NEW DEVELOPMENTS SHOULD, WHEREVER POSSIBLE, PROVIDE FOR A MIX OF APPROPRIATE USES WHICH INTEGRATE WITH OTHER USES IN THE IMMEDIATE AREA.

WHEREVER POSSIBLE A MIX OF USES WILL BE RETAINED, IMPROVED OR RE-ESTABLISHED THROUGH DEVELOPMENT PROPOSALS AND REGENERATION PROJECTS.

P20 OPENSOURCE

LOCAL PLANS SHALL ENSURE THAT THE NETWORK OF OPEN SPACES IN BUILT-UP AREAS, THEIR LINKS TO THE COUNTRYSIDE, THEIR CONTRIBUTION TO SETTLEMENT FORM AND CHARACTER, AND THEIR ROLE IN MEETING THE NEED FOR PUBLIC OPEN SPACE FOR FORMAL AND INFORMAL RECREATION AND IN PROVIDING BIODIVERSITY, ARE ASSESSED AGAINST THE NEED FOR DEVELOPMENT.

WHERE LOCAL PLANNING AUTHORITIES IDENTIFY A SHORTAGE OF PUBLIC OPEN SPACE, LOCAL PLANS SHALL CONTAIN POLICIES TO PROTECT EXISTING AREAS AND TO DESIGNATE APPROPRIATE AREAS OF NEW PUBLIC OPEN SPACE FOR FORMAL AND INFORMAL RECREATION AS NECESSARY. NEW AREAS OF OPEN SPACE SHOULD, WHEREVER POSSIBLE, LINK WITH OTHER AREAS TO PROVIDE A NETWORK OF OPEN SPACE THROUGHOUT THE BUILT-UP AREA.

P21 INFRASTRUCTURE AND FACILITIES

LOCAL PLANS SHALL ENSURE THAT DEVELOPMENT UTILISES EXISTING INFRASTRUCTURE. ALL DEVELOPMENT PROPOSALS SHALL ENSURE THAT ESSENTIAL INFRASTRUCTURE, INCLUDING TRANSPORT INFRASTRUCTURE, SERVICES AND FACILITIES ARE ALREADY PROVIDED OR WILL BE PROVIDED OR IMPROVED AS PART OF THE DEVELOPMENT.

LOCAL AUTHORITIES WILL SEEK CONTRIBUTIONS FROM DEVELOPERS WHERE SUCH PROVISION IS DIRECTLY RELATED TO THE DEVELOPMENT OR USE OF LAND.

LOCAL PLANS SHALL INDICATE LOCATIONS OR CIRCUMSTANCES WHERE DEVELOPER CONTRIBUTIONS MAY BE REQUIRED.

P22 TELECOMMUNICATIONS

LOCAL PLANS SHALL ENSURE THAT THE IMPORTANCE OF TELECOMMUNICATIONS INFRASTRUCTURE IS RECOGNISED AND THAT PROPOSALS FOR NEW TELECOMMUNICATIONS INFRASTRUCTURE DO NOT ADVERSELY AFFECT THE ENVIRONMENT OR LOCAL AMENITY. WHERE APPROPRIATE MAST SHARING WILL BE PREFERABLE TO NEW MASTS.

HISTORIC ENVIRONMENT

P23 THE IRONBRIDGE GORGE WORLD HERITAGE SITE

LOCAL PLANS SHALL ENSURE THAT WITHIN THE IRONBRIDGE GORGE WORLD HERITAGE SITE SPECIAL ATTENTION IS PAID TO DEVELOPMENT PROPOSALS TO ENSURE THE PRESERVATION AND ENHANCEMENT OF THE CHARACTER, SETTING AND ARCHAEOLOGICAL INTERESTS OF THE SITE, THE AMENITY OF RESIDENTS AND THE VITALITY OF THE LOCAL ECONOMY.

P24 THE HISTORIC BUILT ENVIRONMENT

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND BUILDINGS SCHEDULED AS ANCIENT MONUMENTS SHALL BE PROTECTED FROM DEVELOPMENT WHICH WOULD HAVE A DETRIMENTAL EFFECT ON THEIR FABRIC, CHARACTER AND SETTING, ESPECIALLY WHERE THIS WOULD AFFECT THEIR LISTED OR SCHEDULED STATUS.

PARTICULAR ATTENTION SHALL BE PAID TO CONSERVING LISTED BUILDINGS AT RISK.

SPECIAL ATTENTION SHALL BE PAID TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE AND SETTING OF CONSERVATION AREAS WHEN DEVELOPMENT OR ENHANCEMENT SCHEMES ARE PROPOSED IN OR ADJACENT TO THEM.

P25 ARCHAEOLOGICAL SITES

THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENTS WHICH WOULD ADVERSELY AFFECT SCHEDULED ANCIENT MONUMENTS OR OTHER SITES OF NATIONAL ARCHAEOLOGICAL IMPORTANCE OR THEIR SETTINGS.

OTHER SITES OF KNOWN ARCHAEOLOGICAL OR HISTORIC IMPORTANCE INCLUDING HISTORIC BATTLEFIELDS AND THEIR SETTINGS SHALL BE PROTECTED FROM DEVELOPMENT WHEREVER POSSIBLE.

LOCAL PLANNING AUTHORITIES SHALL ASK FOR APPROPRIATE ARCHAEOLOGICAL INVESTIGATIONS TO DETERMINE THE IMPORTANCE OF THE SITES BEFORE A PLANNING APPLICATION IS DETERMINED.

P26 HISTORIC PARKS AND GARDENS

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT REGISTERED PARKS AND GARDENS ARE PROTECTED AND THAT APPROPRIATE MANAGEMENT IS APPLIED, HAVING REGARD TO THEIR SPECIAL FEATURES AND HISTORIC INTEREST, WILDLIFE HABITATS, LISTED BUILDINGS, AND THE CHARACTER OF THE SURROUNDING COUNTRYSIDE. CONSIDERATION SHOULD ALSO BE GIVEN TO PROTECTING OTHER IMPORTANT PARKS AND GARDENS.

TOWN CENTRES AND RETAIL DEVELOPMENT

P27 TOWN CENTRES AND RETAILING

THE OVERALL OBJECTIVE OF THIS POLICY IS TO SUPPORT THE BENEFICIAL EVOLUTION OF THE ESTABLISHED HIERARCHY OF CENTRES IN RESPONSE TO OPPORTUNITIES AND CONSTRAINTS, SO THAT EACH CAN SERVE ITS CHANGING CATCHMENT AREA IN A MORE SUSTAINABLE WAY.

THE ESTABLISHED HIERARCHY FOR THE PURPOSE OF PREPARING LOCAL PLANS IS AS FOLLOWS:

- THE SUB-REGIONAL CENTRES OF TELFORD AND SHREWSBURY ARE THE MAIN CENTRES IN THE STRUCTURE PLAN AREA. DEVELOPMENT IN THESE CENTRES SHOULD REFLECT THEIR ROLE AND THE SUB-REGIONAL AND LOCAL CATCHMENTS THAT DEPEND ON THEM. TELFORD SHOULD EVOLVE INTO A MORE BROADLY BASED MULTI-FUNCTIONAL CENTRE.
- THE MARKET TOWNS PLAY AN IMPORTANT ROLE IN THE RURAL AREA. TOWN CENTRE DEVELOPMENTS WITHIN MARKET TOWNS SHOULD BE AIMED PRIMARILY AT SATISFYING NEEDS WHICH ARISE WITHIN THEIR CATCHMENT AREA.
- RETAIL AND OTHER USES IN SOME VILLAGES AND THE DISTRICT CENTRES IN TELFORD AND SHREWSBURY SHOULD BE APPROPRIATE TO MEETING THE NEEDS OF THEIR LOCAL CATCHMENT AREAS.

THE TOWN CENTRE STRATEGIES OF LOCAL PLANS SHOULD BE BASED ON STUDIES WHICH IDENTIFY THE EXTENT TO WHICH THE PRESENT FUNCTIONS OF CENTRES REINFORCE OR CONFLICT WITH THE ACHIEVEMENT OF A SUSTAINABLE PATTERN OF SETTLEMENT.

THE NEED FOR RETAIL AND OTHER KEY TOWN CENTRE DEVELOPMENT SHOULD BE CONSIDERED IN THE PREPARATION OF LOCAL PLANS AND, IF THIS EXISTS, THAT SITES BE IDENTIFIED VIA THE SEQUENTIAL APPROACH WHICH IS PRESENTED IN PPG6.

P28 ASSESSING RETAIL AND TOWN CENTRE DEVELOPMENT

IN ASSESSING PROPOSALS FOR RETAIL AND TOWN CENTRE DEVELOPMENT LOCAL PLANNING AUTHORITIES SHOULD ENSURE THAT:

- THE NEED FOR A PROPOSED SCHEME OF RETAIL AND OTHER KEY TOWN CENTRE DEVELOPMENT, AND THE SEQUENTIAL APPROACH TO SITE SELECTION, SHOULD BE DEMONSTRATED WHERE A PLANNING APPLICATION RELATES TO A SITE NOT IDENTIFIED IN AN ADOPTED LOCAL PLAN.
- OUT-OF-CENTRE PROPOSALS FOR RETAIL OR OTHER DEVELOPMENT APPROPRIATE TO A TOWN CENTRE LOCATION SHOULD NOT ALONE, OR IN COMBINATION WITH OTHER EXISTING OR COMMITTED SCHEMES, HAVE A SIGNIFICANTLY ADVERSE EFFECT ON THE VITALITY OR VIABILITY OF ESTABLISHED CENTRES, BOTH WITHIN AND BEYOND THE STRUCTURE PLAN AREA;
- THE RETAIL ROLE OF CENTRES IS PROTECTED AND ENHANCED BY ENCOURAGING THE DIVERSIFICATION OF LAND USES. WHERE PRACTICABLE, PROPOSALS FOR OFFICES, HOTELS AND ENTERTAINMENT FACILITIES SHOULD BE DIRECTED TO TOWN CENTRES OR THEIR FRINGES; AND
- RETAIL AND OTHER KEY TOWN CENTRE DEVELOPMENT ARE NOT PERMITTED ON LAND ALLOCATED FOR EMPLOYMENT USES, UNLESS IT CAN BE DEMONSTRATED THAT THERE IS AN ADEQUATE ALTERNATIVE SUPPLY OF EMPLOYMENT LAND, AND THAT THERE WILL BE NO CONFLICT WITH EXISTING OR PROPOSED USES ON ADJOINING LAND.

TOURISM AND RECREATION**P29 RECREATION AND TOURISM**

LOCAL PLANS SHALL ENSURE PROPOSALS FOR TOURISM, SPORTS AND RECREATIONAL FACILITIES INCLUDING RECREATION IN THE COUNTRYSIDE DO NOT HAVE A DETRIMENTAL EFFECT ON THE ENVIRONMENT, THE AMENITIES OF THE LOCALITY, OR ON LOCAL COMMUNITIES.

NEW FACILITIES SHOULD BE ACCESSIBLE BY A VARIETY OF MEANS OF TRANSPORT, ESPECIALLY PUBLIC TRANSPORT.

LARGE SCALE DEVELOPMENTS SHOULD BE LOCATED WHERE THERE IS SUFFICIENT INFRASTRUCTURE AND PUBLIC TRANSPORT TO SERVICE THESE DEVELOPMENTS IN A SUSTAINABLE WAY.

P30 RESTORATION OF CANALS

LOCAL PLANS SHALL ENSURE THAT PROPOSALS FOR THE RESTORATION OF THE MONTGOMERY CANAL, THE NEWPORT – SHREWSBURY CANAL AND THE WHITCHURCH ARM CANAL, ARE GIVEN FAVOURABLE CONSIDERATION WHERE THEY DEMONSTRATE:

- AN ACCEPTABLE INTEGRATION OF RECREATIONAL USE OF THE WATERWAYS WITH THE PROTECTION AND ENHANCEMENT OF THE WILDLIFE AND BIODIVERSITY OF THE WATERWAY AND ITS CORRIDOR;
- THE RESTORATION AND CONSERVATION OF ANY ASSOCIATED BUILDINGS OR FEATURES OF ARCHITECTURAL OR HISTORIC IMPORTANCE;
- AN ACCEPTABLE LEVEL OF IMPACT ON THE AMENITY OF LOCAL RESIDENTS; AND
- THE AVAILABILITY OF A SUSTAINABLE WATER SUPPLY.

PROPOSALS IN THE VICINITY OF THE MONTGOMERY CANAL SHOULD NOT JEOPARDISE THE COMPLETION OF RESTORATION TO CRUISING STANDARD.

SUSTAINABLE TRANSPORT

P31 SUSTAINABLE TRANSPORT STRATEGY

LOCAL PLAN POLICIES AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT IN ORDER TO REDUCE THE NEED TO TRAVEL A SUSTAINABLE TRANSPORT STRATEGY IS PURSUED WHICH CONTAINS THE FOLLOWING MEASURES:

- IMPROVING ACCESSIBILITY WHILST REDUCING THE NEED TO TRAVEL BY PRIVATE CAR;
- ESTABLISHING LAND USE PATTERNS WHICH ENCOURAGE ACCESS BY A VARIETY OF TRANSPORT MODES AND WHICH REDUCE THE NEED TO TRAVEL;
- IMPROVING PUBLIC TRANSPORT;
- IMPROVING CONDITIONS FOR PEDESTRIANS AND CYCLISTS;
- IMPLEMENTING TRAFFIC MANAGEMENT SCHEMES AND SAFETY MEASURES TO REDUCE THE IMPACT OF TRAFFIC IN WAYS WHICH ARE SYMPATHETIC TO THE SURROUNDING ENVIRONMENT;
- MANAGING CAR PARKING TO ENCOURAGE THE USE OF PUBLIC TRANSPORT; AND
- IMPROVING COMMUNITY SAFETY.

P32 PUBLIC TRANSPORT

THE STRATEGIC AUTHORITIES WILL, THROUGH LOCAL PLANS AND THE CONSIDERATION OF DEVELOPMENT PROPOSALS, PROMOTE THE DEVELOPMENT OF A COMPREHENSIVE AND INTEGRATED PUBLIC TRANSPORT NETWORK BY:

- PROMOTING IMPROVEMENTS TO PUBLIC TRANSPORT PARTICULARLY IN RURAL AREAS;
 - DEVELOPING PARK AND RIDE SCHEMES;
 - SEEKING CONTRIBUTIONS FROM DEVELOPERS FOR PUBLIC TRANSPORT IMPROVEMENTS;
 - PROMOTING BETTER INTERCHANGE BETWEEN DIFFERENT MODES OF TRANSPORT;
 - PROMOTING IMPROVEMENTS TO THE MAIN RAIL CORRIDORS;
 - PROMOTING EMPLOYMENT DEVELOPMENT CLOSE TO RAILWAY STATIONS;
- AND
- DEVELOPING INNOVATIVE AND FLEXIBLE FORMS OF PUBLIC TRANSPORT ESPECIALLY IN THE RURAL AREA.

P33 SAFEGUARDING RAIL INFRASTRUCTURE

REDUNDANT RAILWAY INFRASTRUCTURE SHALL BE SAFEGUARDED FROM DEVELOPMENT WHICH WOULD PRECLUDE ITS RE-USE FOR RAILWAY OPERATIONS OR ITS USE FOR ALTERNATIVE PUBLIC TRANSPORT SCHEMES OR AS ROUTES FOR PEDESTRIANS AND CYCLISTS.

P34 RAIL FREIGHT

THE LOCAL PLANNING AUTHORITIES WILL ENCOURAGE THE EXPANSION OF RAIL FREIGHT BY:

- THE DEVELOPMENT OF RAIL FREIGHT FACILITIES AT HARLESCOTT TO SERVE SHREWSBURY AND AT DONNINGTON TO SERVE TELFORD;
 - ENCOURAGING NEW DEVELOPMENTS WHICH USE FREIGHT CAPABLE OF BULK TRANSPORT TO LOCATE WHERE THEY CAN MAKE USE OF RAIL FACILITIES;
 - THE GREATER USE OF EXISTING PRIVATE SIDINGS AND THE INTRODUCTION OF NEW ONES;
- AND
- THE PROVISION OF FREIGHT HANDLING AND TRANSPORT FACILITIES AT STATIONS AND OTHER LOCATIONS.

P35 ROAD FREIGHT

LOCAL PLAN POLICIES AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT THE IMPACT OF LORRIES ON COMMUNITIES AND THE ENVIRONMENT IS MINIMISED BY:

- ENCOURAGING HEAVY COMMERCIAL VEHICLES TO USE THE NATIONAL PRIMARY ROAD NETWORK AND OTHER DESIGNATED ROUTES;
- ESTABLISHING A NETWORK OF TRANSIT LORRY PARKS AND DISCOURAGING THE PARKING OF LORRIES IN LAY-BYS AND RESIDENTIAL AREAS;
- LOCATING NEW DEVELOPMENTS WHICH ARE LIKELY TO GENERATE SIGNIFICANT AMOUNTS OF HEAVY GOODS TRAFFIC WHERE THEY ARE EASILY ACCESSIBLE BY AN APPROPRIATE ROUTE TO THE NATIONAL PRIMARY ROAD NETWORK OR CAN BE SERVED BY RAIL;
- ESTABLISHING WHERE POSSIBLE TRANSHIPMENT FACILITIES;

AND

- ENCOURAGING THE TRANSFER OF FREIGHT TO RAIL.

P36 THE TRANS-EUROPEAN NETWORK (TEN)

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL SUPPORT APPROPRIATE IMPROVEMENTS OF BOTH ROAD AND RAIL ROUTES FORMING PART OF THE TRANS-EUROPEAN NETWORK PROVIDED THAT THEY ARE COMPATIBLE WITH POLICIES P31 AND P37.

ROAD TRANSPORT, WALKING AND CYCLING**P37 THE HIGHWAY NETWORK**

THE HIGHWAY NETWORK WILL BE MAINTAINED AND IMPROVED WHERE THIS CONTRIBUTES TO REDUCING THE NEED TO TRAVEL OR IT IS NECESSARY IN ORDER TO;

- IMPROVE SAFETY;
- REDUCE CONGESTION;
- IMPROVE ACCESSIBILITY FOR PUBLIC TRANSPORT;
- INCREASE THE VITALITY AND VIABILITY OF TOWN CENTRES;
- ASSIST THE IMPROVEMENT OF PUBLIC TRANSPORT SERVICES;
- REDUCE THE ENVIRONMENTAL IMPACT OF HEAVY GOODS VEHICLES;
- REDUCE THE IMPACT OF TRAFFIC ON SETTLEMENTS;

AND

- IMPROVE CONDITIONS FOR PEDESTRIANS AND CYCLISTS.

ALL IMPROVEMENTS TO THE HIGHWAY NETWORK WILL ENSURE THAT ADVERSE IMPACTS ON THE ENVIRONMENT ARE MINIMISED AND THAT THE NEEDS AND WELL BEING OF PEOPLE ARE FULLY TAKEN INTO ACCOUNT TOGETHER WITH EFFECTS ON TOWNSCAPE, LANDSCAPE AND WILDLIFE.

THE FOLLOWING ROAD SCHEMES ARE PROPOSED TO BE BUILT IN THE PERIOD UP TO 2011 SUBJECT TO THE AVAILABILITY OF RESOURCES:

- HODNET (A53) BY-PASS;
- SHREWSBURY NORTH-WEST RELIEF ROAD;
- SHAWBURY (A53) BY-PASS;

THE GOVERNMENT PROPOSE:

- TO CONSTRUCT A BYPASS ON THE A483 AT PANT AND LLANYMYNECH.
- MAJOR IMPROVEMENTS TO THE A5 TRUNK ROAD (SUBJECT TO THE OUTCOME OF A ROAD BASED STUDY).

P38 CYCLING AND WALKING

LOCAL PLAN POLICIES AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL GIVE PRIORITY TO THE NEEDS OF PEDESTRIANS AND CYCLISTS BY:

- PROMOTING THE IMPLEMENTATION OF THE PROPOSED NATIONAL AND REGIONAL LONG DISTANCE CYCLE ROUTES;
- THE PROVISION OF SAFE CYCLE ROUTES AND CYCLE PARKING FACILITIES IN TOWNS AND VILLAGES;
- THE PROVISION OF COMPREHENSIVE NETWORKS OF SAFE PEDESTRIAN ROUTES;

AND

- CREATING TRAFFIC FREE AND TRAFFIC CALMED ENVIRONMENTS IN TOWN CENTRES, AND IN RESIDENTIAL AND SHOPPING AREAS.

P39 PUBLIC RIGHTS OF WAY

THE NETWORK OF PUBLIC RIGHTS OF WAY WILL BE PROTECTED AND MAINTAINED AND WHERE NECESSARY IMPROVED TO CONTRIBUTE TO TOURISM AND RECREATION AND AS LOCALLY IMPORTANT ROUTES FOR A COMMUNITY. OPPORTUNITIES WILL BE TAKEN TO CREATE SPECIAL INTEREST TRAILS AND ROUTES WHICH ARE SUITABLE FOR USE BY PEOPLE WITH A DISABILITY.

P40 PARKING

THE STRATEGIC PLANNING AUTHORITIES WILL DEVELOP A STRATEGIC CAR PARKING POLICY IN THEIR LOCAL TRANSPORT PLANS WITHIN THE CONTEXT OF REGIONAL TRANSPORT STRATEGIES.

LOCAL PLANS SHALL INCLUDE PROPOSALS TO LOCATE AND MANAGE CAR PARKING IN TOWNS TO REDUCE THE DEMAND FOR TRAVEL BY PRIVATE CAR BY:

- WORKING IN ACCORDANCE WITH CAR PARKING STRATEGIES PREPARED AT REGIONAL, STRATEGIC AND LOCAL LEVELS;
- MINIMISING THE AMOUNT OF PARKING PROVISION REQUIRED FOR NEW DEVELOPMENT BY TAKING ACCOUNT OF ACCESSIBILITY BY PUBLIC TRANSPORT, CYCLING AND WALKING;
- ADOPTING MAXIMUM STANDARDS FOR THE PROVISION OF PARKING IN NEW DEVELOPMENTS;
- PREPARING COMPLEMENTARY POLICIES TO MANAGE BOTH ON AND OFF STREET PUBLIC CAR PARKING IN TOWN CENTRES TO DISCOURAGE LONG TERM COMMUTER PARKING; AND
- DEVELOPING PARK AND RIDE FACILITIES WHERE THIS IS THE BEST POSSIBLE OPTION, WITH A BALANCED DECREASE IN PARKING PROVISION WITHIN THE TOWN CENTRE.

P41 AIR TRANSPORT

PROPOSALS FOR THE RECREATIONAL OR BUSINESS USE BY LIGHT AIRCRAFT OF EXISTING OR PROPOSED AIRFIELDS WILL BE ASSESSED IN RELATION TO:

- THE EFFECT ON THE ENVIRONMENT;
- THE AMENITY OF RESIDENTS LIKELY TO BE AFFECTED;
- ACCESS FROM MAIN POPULATION AND EMPLOYMENT CENTRES;
- THE EXISTENCE OF SUITABLY LOCATED ALTERNATIVE FLYING FACILITIES;
- ANY BENEFICIAL CONTRIBUTION TO THE LOCAL ECONOMY.

THE RURAL CHARACTER

P42 COUNTRYSIDE CHARACTER

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT THE CHARACTER OF THE COUNTRYSIDE IS PROTECTED AND ENHANCED BY:

- ENSURING THAT CHANGE IS SYMPATHETIC TO LANDSCAPE CHARACTER AND QUALITY;
- PROTECTING THE BEST AND MOST VERSATILE AGRICULTURAL LAND;
- PROTECTING AND ENHANCING BIODIVERSITY;
- PROTECTING AND ENHANCING THE CHARACTER AND SETTING OF SETTLEMENTS;
- ENCOURAGING THE CONSERVATION, ENHANCEMENT, CREATION AND SYMPATHETIC MANAGEMENT OF SEMI-NATURAL HABITATS, AND NATURAL AND HISTORIC FEATURES IN THE COUNTRYSIDE;

AND

- PROMOTING TRANQUILLITY.

THE COUNTRYSIDE AROUND TOWNS HAS A PARTICULAR IMPORTANCE AND WILL BE SUBJECT TO MANAGEMENT INITIATIVES THAT WILL SECURE ITS VISUAL ENHANCEMENT AND ITS USE FOR ACCESS, WILDLIFE, OPEN SPACE, AGRICULTURE AND APPROPRIATE DEVELOPMENT, HAVING REGARD TO LOCAL DISTINCTIVENESS AND THE SETTING AND CHARACTER OF THE TOWN.

THE LOCAL AUTHORITIES WILL WORK IN PARTNERSHIP WITH LANDOWNERS, APPROPRIATE AGENCIES AND ORGANISATIONS TO FOSTER A PROSPEROUS RURAL ECONOMY WHICH CARES FOR THE LANDSCAPE ITS HISTORIC FEATURES AND BIODIVERSITY.

P43 SHROPSHIRE HILLS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

WITHIN THE SHROPSHIRE HILLS AREA OF OUTSTANDING NATURAL BEAUTY, LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL GIVE PRIORITY TO THE CONSERVATION OF THE NATURAL BEAUTY OF THE LANDSCAPE. CONSIDERATION SHALL ALSO BE GIVEN TO THE CONTRIBUTION PROPOSALS MAKE TO THE SOCIAL AND ECONOMIC NEEDS OF THE LOCAL AREA. DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR SETTING OF THE AONB WILL NOT BE PERMITTED EXCEPT IN THE NATIONAL INTEREST AND PROVIDED THAT THERE IS NO SUITABLE ALTERNATIVE SITE.

THE LOCAL AUTHORITIES WILL WORK WITH THE AONB JOINT ADVISORY COMMITTEE, LANDOWNERS AND OTHER ORGANISATIONS TO SECURE THE SENSITIVE MANAGEMENT AND ENHANCEMENT OF THE LANDSCAPE AND THE ECONOMIC AND SOCIAL WELL-BEING OF THE COMMUNITY WITHIN THE AONB.

P44 TREES, WOODLANDS AND HEDGEROWS

LOCAL PLANNING AUTHORITIES SHALL ENCOURAGE THE PLANTING, MANAGEMENT AND PROTECTION OF TREES, WOODLANDS AND HEDGEROWS IN ORDER TO:

- MAINTAIN AND ENHANCE LANDSCAPE CHARACTER;
- IMPROVE BIODIVERSITY;
- INCREASE THE LEVEL OF NATIVE SPECIES;
- SECURE THE SENSITIVE MANAGEMENT OF ANCIENT WOODLANDS;
- PROVIDE SUPPORT FOR AND DIVERSIFICATION OF THE RURAL ECONOMY;
- SECURE REHABILITATION OF DERELICT LAND, FORMER MINERAL WORKINGS AND WASTE DISPOSAL SITES;
- COMPLEMENT THE SETTING OF NEW DEVELOPMENT;
- ENHANCE TOWNS AND VILLAGES;
- SUPPLY A LOCAL RENEWABLE ENERGY RESOURCE;

AND

- ACHIEVE INCREASED PUBLIC ACCESS.

WILDLIFE AND NATURE CONSERVATION

P45 PROTECTION OF INTERNATIONALLY IMPORTANT DESIGNATED SITES

LOCAL PLANS, DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT PROPOSALS FOR DEVELOPMENT OR LAND USE CHANGE WHICH MAY ADVERSELY AFFECT, DIRECTLY OR INDIRECTLY, AN EXISTING OR PROPOSED SITE OF INTERNATIONAL NATURE CONSERVATION IMPORTANCE, ARE SUBJECT TO RIGOROUS EXAMINATION, AND THAT THEY ARE NOT PERMITTED UNLESS THE PLANNING AUTHORITY IS SATISFIED THAT:

- THERE IS NO ALTERNATIVE SOLUTION; AND
- THERE ARE IMPERATIVE REASONS OF OVER-RIDING PUBLIC INTEREST FOR THE DEVELOPMENT OR LAND USE CHANGE.

WHERE THE SITE HOSTS A PRIORITY NATURAL HABITAT TYPE AND/OR A PRIORITY SPECIES, DEVELOPMENT OR LAND USE WILL NOT BE PERMITTED UNLESS THE PLANNING AUTHORITY IS SATISFIED THAT IT IS NECESSARY FOR REASONS OF HUMAN HEALTH OR PUBLIC SAFETY OR FOR BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE FOR NATURE CONSERVATION.

WHERE PLANNING PERMISSION FOR SUCH DEVELOPMENT IS TO BE GRANTED, THE PLANNING AUTHORITY SHALL IMPOSE CONDITIONS ON THE PLANNING PERMISSION OR ENTER INTO PLANNING OBLIGATIONS TO ENSURE COMPENSATORY MEASURES NECESSARY TO ACHIEVE THE OVERALL COHERENCE OF NATURA 2000.

P46 PROTECTION OF NATIONALLY IMPORTANT DESIGNATED SITES

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT DEVELOPMENT OR LAND USE CHANGE WHICH AFFECT SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI'S) ARE RIGOROUSLY EXAMINED. WHERE SUCH DEVELOPMENT MAY HAVE AN ADVERSE EFFECT, DIRECTLY OR INDIRECTLY, ON AN SSSI IT WILL NOT BE PERMITTED UNLESS THE PLANNING AUTHORITY IS SATISFIED THAT:

- THERE IS NO REASONABLE ALTERNATIVE MEANS OF MEETING THE DEVELOPMENT NEED; AND
- THE REASONS FOR THE DEVELOPMENT CLEARLY OUTWEIGH THE NATURE CONSERVATION VALUE OF THE SITE AND THE NATIONAL POLICY TO SAFEGUARD THE NATIONAL NETWORK OF SUCH SITES.

WHERE THE SITE IS A NATIONAL NATURE RESERVE OR A SITE IDENTIFIED UNDER THE NATURE CONSERVATION REVIEW, PARTICULAR REGARD WILL BE PAID TO THE SITE'S NATIONAL IMPORTANCE.

P47 PROTECTION OF LOCALLY IMPORTANT DESIGNATED SITES

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT DEVELOPMENT OR LAND USE CHANGE, WHICH MAY HAVE AN ADVERSE AFFECT ON A LOCAL NATURE RESERVE OR A WILDLIFE SITE, IS NOT PERMITTED UNLESS THE PLANNING AUTHORITY IS SATISFIED THAT THE REASONS FOR THE PROPOSAL OUTWEIGH THE NEED TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE SITE AND THAT THERE ARE NO REASONABLE ALTERNATIVE MEANS OF MEETING THAT DEVELOPMENT NEED.

P48 BIODIVERSITY

LOCAL PLANS, DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT THE EFFECTS OF DEVELOPMENT PROPOSALS AND LAND USE CHANGE ON WILD FLORA AND FAUNA ARE TAKEN FULLY INTO ACCOUNT INCLUDING THE POTENTIAL FOR DEVELOPMENT PROPOSALS TO ENHANCE BIODIVERSITY AND CREATE ECOSYSTEMS AND HABITATS.

THE BIODIVERSITY OF SHROPSHIRE AND THE BOROUGH OF TELFORD & WREKIN WILL BE ENCOURAGED THROUGH PROTECTION, CONSERVATION, ENHANCEMENT AND RESTORATION OF THE POPULATIONS AND NATURAL RANGES OF SPECIES AND THE QUALITY AND EXTENT OF HABITATS AND ECOSYSTEMS OF WILD FLORA AND FAUNA.

THE AREA OF THOSE HABITAT TYPES OF HIGH NATURE CONSERVATION IMPORTANCE WHICH ARE IN NEED OF PARTICULAR PROTECTION AND SYMPATHETIC MANAGEMENT WILL, WHEREVER POSSIBLE, BE INCREASED THROUGH APPROPRIATE RESTORATION AND/OR RECREATION TO MEET THE TARGETS SET IN BIODIVERSITY ACTION PLANS. PARTICULAR CARE WILL BE TAKEN TO SAFEGUARD AND CONSOLIDATE THE INTEGRITY OF LINEAR AND OTHER LANDSCAPE FEATURES WHICH ARE OF IMPORTANCE FOR WILD FLORA AND FAUNA.

P49 SPECIES PROTECTION

LOCAL PLANS, DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT OR LAND USE CHANGE WHICH WOULD HAVE AN ADVERSE EFFECT ON BADGERS OR SPECIES PROTECTED BY SCHEDULES 1, 5 OR 8 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED). WHERE DEVELOPMENT THAT MAY HAVE AN ADVERSE EFFECT ON THOSE SPECIES IS PERMITTED, THE PLANNING AUTHORITIES WILL IMPOSE CONDITIONS ON THE PLANNING PERMISSION OR ENTER INTO PLANNING OBLIGATIONS TO:

- FACILITATE THE SURVIVAL OF INDIVIDUAL MEMBERS OF THE SPECIES;
- REDUCE DISTURBANCE TO A MINIMUM;
- PROVIDE ADEQUATE ALTERNATIVE HABITATS TO SUSTAIN AT LEAST THE CURRENT LEVELS OF POPULATION OF THAT SPECIES.

P50 MITIGATION MEASURES ON NATURE CONSERVATION SITES

LOCAL PLANS, DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT DEVELOPMENT AFFECTING SITES OF NATURE CONSERVATION VALUE IS JUDGED AGAINST THE RELEVANT POLICIES OF THE PLAN. IN EXCEPTIONAL CIRCUMSTANCES, WHERE DEVELOPMENT IS TO BE PERMITTED WHICH WOULD DAMAGE THE NATURE CONSERVATION VALUE OF A SITE OF NATURE CONSERVATION IMPORTANCE, SUCH DAMAGE SHOULD BE KEPT TO A MINIMUM. IN SUCH CASES, PLANNING AUTHORITIES SHALL IMPOSE CONDITIONS ON PLANNING PERMISSIONS OR ENTER INTO PLANNING OBLIGATIONS TO SECURE APPROPRIATE COMPENSATORY MEASURES NECESSARY TO ACHIEVE NO NET LOSS OF THE HABITAT AND THAT HABITATS OF EQUIVALENT OR GREATER VALUE ARE CREATED.

P51 GEOLOGICAL SITES

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL ENSURE THAT SITES OF SPECIAL SCIENTIFIC INTEREST DESIGNATED BECAUSE OF THEIR GEOLOGICAL AND GEOMORPHOLOGIC INTEREST ARE PROTECTED AND CONSERVED. DEVELOPMENT WHICH WILL ADVERSELY AFFECT THESE SITES WILL NOT BE PERMITTED UNLESS AN OVERRIDING NATIONAL NEED CAN BE SHOWN AND THAT THERE IS NO REASONABLE ALTERNATIVE MEANS OF MEETING DEVELOPMENT NEED.

DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON A REGIONALLY IMPORTANT GEOLOGICAL SITE WILL NOT BE PERMITTED UNLESS THE PLANNING AUTHORITY IS SATISFIED THAT THE REASONS FOR THE PROPOSAL OUTWEIGH THE SPECIAL INTEREST OF THE SITE AND THAT THERE ARE NO REASONABLE ALTERNATIVE MEANS OF MEETING THE DEVELOPMENT NEED.

EXCEPTIONALLY, WHERE DEVELOPMENT WHICH COULD BE DETRIMENTAL TO THE GEOLOGICAL AND GEOMORPHOLOGICAL INTEREST OF A SITE IS TO BE PERMITTED, MEASURES SHOULD BE TAKEN TO ENSURE THAT THE DISTURBANCE TO THE SITE IS MINIMISED AND, AS FAR AS POSSIBLE, SUBSTITUTE SITES ARE PROVIDED.

LAND AND WATER

P52 AGRICULTURAL LAND

LOCAL PLANS AND DEVELOPMENT AND MANAGEMENT PROPOSALS SHALL TAKE INTO ACCOUNT THE NEED TO PROTECT THE BEST AND MOST VERSATILE AGRICULTURAL LAND (I.E. GRADE 1, 2 AND 3A). THEY SHALL CONSIDER THE AVAILABILITY AND SUITABILITY OF ALTERNATIVE SITES ON LAND OF A LOWER GRADE, TAKING INTO ACCOUNT ANY STATUTORY DESIGNATION.

IN CONSIDERING THE SUITABILITY OF A SITE FOR DEVELOPMENT, THE GRADING OF AGRICULTURAL LAND SHALL BE JUDGED ALONGSIDE ITS LANDSCAPE CHARACTER, INCLUDING HISTORIC FEATURES, WILDLIFE HABITATS AND RECREATIONAL AMENITY.

P53 WATER RESOURCES

LOCAL PLANNING AUTHORITIES SHALL ENSURE THROUGH LOCAL PLANS AND DEVELOPMENT CONTROL THAT DEVELOPMENT AND MANAGEMENT PROPOSALS:

- WILL NOT LEAD TO THE POLLUTION OF WATER COURSES OR GROUNDWATER;
- ARE CAPABLE OF BEING SERVICED BY EXISTING OR PLANNED SUSTAINABLE WATER SUPPLIES;
- WILL NOT ADVERSELY AFFECT AQUIFER RECHARGE;
- ARE DESIGNED TO MINIMISE THE USE OF WATER;
- USE SUSTAINABLE DRAINAGE TECHNIQUES;
- WILL NOT ADVERSELY AFFECT THE CHARACTER OF WATER COURSES OR BODIES OF WATER;
- WILL NOT RESULT IN THE OVERLOADING OF EITHER SEWAGE TREATMENT WORKS OR THE SEWERAGE SYSTEMS;
- PROVIDE ACCESS FOR WATER COURSE MAINTENANCE AND PROVIDE A WATER COURSE CONSERVATION CORRIDOR WHERE APPROPRIATE;

AND

- WILL NOT INVOLVE THE CULVERTING OF WATERCOURSES.

P54 FLOODING

PROPOSALS FOR DEVELOPMENT MUST ENSURE THAT THE DEVELOPMENT IS NOT AT RISK FROM FLOODING AND DOES NOT INDIVIDUALLY OR CUMULATIVELY WITH OTHER DEVELOPMENT – EXISTING OR PROPOSED – EXACERBATE FLOOD RISK, INCLUDING DOWNSTREAM OF THE PLAN AREA.

IN PREPARING LOCAL PLANS AND IN CONSIDERING PROPOSALS, LOCAL PLANNING AUTHORITIES MUST ASSESS FLOOD RISK AND THEN WHERE APPROPRIATE APPLY THE SEQUENTIAL TEST FOR DEVELOPMENT IN AREAS AT RISK FROM FLOODING SET OUT IN PPG25.

LOCAL PLANNING AUTHORITIES WILL GIVE CONSIDERATION TO THE NECESSARY LONG TERM CHANGES IN THE USE AND MANAGEMENT OF LAND, INCLUDING FLOOD DEFENCES, TO BRING ABOUT THE MORE EFFICIENT MANAGEMENT OF STORAGE AND RELEASE OF FLOODWATER.

P55 DERELICT LAND

THE AMOUNT OF DERELICT LAND WILL BE REDUCED BY RECLAMATION TO USES APPROPRIATE TO THE LOCAL AREA. NEW USES FOR RECLAIMED SITES MUST BE COMPATIBLE WITH THE ADJOINING AREA AND IN THE RURAL AREA SITES SHOULD BE RECLAIMED TO USES APPROPRIATE TO THE RURAL AREA.

FULL ACCOUNT WILL BE TAKEN OF THE SCIENTIFIC, HISTORICAL, EDUCATIONAL AND RECREATIONAL IMPORTANCE OF SITES AS WELL AS MEASURES TO PREVENT POSSIBLE POLLUTION AND ADVERSE HEALTH EFFECTS ARISING FROM REDEVELOPMENT OF CONTAMINATED LAND.

PROPOSALS FOR DEVELOPMENT SHOULD ENSURE THAT NEW AREAS OF DERELICTION WILL NOT OCCUR AS A RESULT OF THE CARRYING OUT OF THE DEVELOPMENT.

ENERGY**P56 ENERGY EFFICIENCY**

LOCAL PLANS SHALL ENSURE THAT DEVELOPMENT PROPOSALS FOR NEW BUILD OR CONVERSION WILL DEMONSTRATE HOW THEY WILL EXPLOIT OPPORTUNITIES FOR ACHIEVING THE HIGHEST LEVELS OF ENERGY EFFICIENCY BY UTILISING APPROPRIATE DESIGN, MATERIALS AND METHODS OF CONSTRUCTION AND INNOVATIVE LAYOUTS TO ACHIEVE MAXIMUM BENEFITS FROM PASSIVE SOLAR GAIN.

P57 RENEWABLE ENERGY

DEVELOPMENTS WHICH GENERATE AND USE ENERGY FROM RENEWABLE RESOURCES ARE ENCOURAGED IN PRINCIPLE.

LOCAL PLANS SHALL CONTAIN DETAILED POLICIES WHICH WILL ENSURE THAT THE NATIONAL AND LOCAL ENVIRONMENTAL, SOCIAL AND ECONOMIC BENEFITS OF INDIVIDUAL SCHEMES ARE NOT OFFSET BY ADVERSE EFFECTS ON PEOPLE AND THE ENVIRONMENT AND THAT THERE IS SAFE AND ADEQUATE ACCESS.

MINERALS AND WASTE

P58 A SUSTAINABLE APPROACH TO MINERALS DEVELOPMENT

THERE WILL BE A SUSTAINABLE APPROACH TO THE DEVELOPMENT OF MINERAL RESOURCES WHICH SEEKS TO ACHIEVE THE BEST BALANCE OF SOCIAL, ENVIRONMENTAL AND ECONOMIC COSTS AND BENEFITS, ENSURING AN ADEQUATE SUPPLY TO MEET NEEDS, AND TAKING INTO ACCOUNT THE FOLLOWING PRINCIPLES:

- THE NEED TO CONSERVE MINERALS;
- ENSURING THAT ADVERSE ENVIRONMENTAL IMPACTS AND EFFECTS ON PEOPLE CAUSED BY MINERAL OPERATIONS AND THE TRANSPORT OF MINERALS ARE KEPT TO A MINIMUM;
- PROMOTING THE EFFICIENT USE OF MATERIALS BY ENCOURAGING APPROPRIATE USE OF HIGH QUALITY MATERIALS; REDUCTION, RE-USE AND RECYCLING; AND WASTE MINIMISATION;
- PREVENTING THE UNNECESSARY PERMANENT STERILISATION OF MINERAL RESOURCES;

AND

- ENCOURAGING SENSITIVE WORKING, RESTORATION AND AFTERCARE PRACTISES SO AS TO PRESERVE OR ENHANCE THE OVERALL QUALITY OF THE ENVIRONMENT.

P59 ENVIRONMENTAL CONSIDERATIONS

MINERAL EXTRACTION, PROCESSING OR ASSOCIATED DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLY ADVERSE EFFECT ON INTERESTS OF ACKNOWLEDGED IMPORTANCE. THESE MAY INCLUDE:

- BEST AND MOST VERSATILE AGRICULTURAL LAND;
- PEOPLE AND LOCAL COMMUNITIES;
- LANDSCAPE CHARACTER;
- THE HISTORIC ENVIRONMENT;
- WILDLIFE; AND
- WATER RESOURCES.

AREAS OF DESIGNATED LANDSCAPE OR NATURE CONSERVATION VALUE WILL BE PROTECTED FROM MINERAL DEVELOPMENT, EXCEPT IN EXCEPTIONAL CIRCUMSTANCES AND WHERE IT HAS BEEN DEMONSTRATED THAT THE DEVELOPMENT IS IN THE PUBLIC INTEREST.

P60 LANDBANKS FOR NON-ENERGY MINERALS

PROVISION WILL BE MADE IN THE MINERALS LOCAL PLANS FOR THE MAINTENANCE OF APPROPRIATE LANDBANKS FOR NON-ENERGY MINERALS, INCLUDING: SAND AND GRAVEL, CRUSHED ROCK, AND CLAY, THROUGHOUT AND AT THE END OF THE PLAN PERIOD, IN LINE WITH NATIONAL POLICY GUIDANCE, WHERE THIS IS COMPATIBLE WITH POLICY P58.

P61 REGIONAL APPORTIONMENT FOR AGGREGATES

SHROPSHIRE AND TELFORD & WREKIN'S SHARE OF THE REGIONAL AGGREGATES APPORTIONMENT WILL BE MET THROUGH THE ALLOCATION OF SUFFICIENT SITES IN THE MINERALS LOCAL PLAN AND BY MAINTAINING A LANDBANK OF PERMITTED RESERVES IN ACCORDANCE WITH NATIONAL POLICY GUIDANCE, WHERE THIS IS COMPATIBLE WITH POLICY P58.

P62 SECONDARY AGGREGATES

THE EFFICIENT USE OF MINERAL RESOURCES IS ONE OF THE PRINCIPAL OBJECTIVES OF A SUSTAINABLE APPROACH TO MINERAL DEVELOPMENT. OPERATORS WILL BE EXPECTED TO TAKE APPROPRIATE STEPS TO CONSERVE PRIMARY AGGREGATE RESOURCES. THE INCREASED SUPPLY AND USE OF SECONDARY AGGREGATE MATERIAL WILL BE ENCOURAGED BY GIVING FAVOURABLE CONSIDERATION TO SUITABLE SITES FOR THE RECEPTION, TREATMENT AND DISTRIBUTION OF SUCH MATERIAL.

P63 A SUSTAINABLE APPROACH TO WASTE MANAGEMENT

THERE WILL BE A SUSTAINABLE APPROACH TO WASTE MANAGEMENT WHICH SEEKS TO ENSURE THAT ADEQUATE FACILITIES EXIST FOR THE TREATMENT AND DISPOSAL OF WASTE, ACHIEVING THE BEST BALANCE OF SOCIAL, ENVIRONMENTAL AND ECONOMIC COSTS AND BENEFITS, AND TAKING INTO ACCOUNT THE FOLLOWING PRINCIPLES:

- CONSIDERATION OF THE BEST PRACTICABLE ENVIRONMENTAL OPTION FOR EACH WASTE STREAM;
- REGIONAL SELF SUFFICIENCY;
- THE PROXIMITY PRINCIPLE;

AND

- THE WASTE HIERARCHY.

P64 WASTE MINIMISATION

IN PREPARING LOCAL PLANS AND DETERMINING PLANNING APPLICATIONS, LOCAL PLANNING AUTHORITIES SHALL ENSURE THAT NEW DEVELOPMENT WILL CONTRIBUTE TO MEETING THE RELEVANT NATIONAL, REGIONAL AND LOCAL TARGETS FOR WASTE MINIMISATION, RECOVERY (INCLUDING RECYCLING, COMPOSTING AND ENERGY RECOVERY), AND FOR THE DIVERSION OF WASTE FROM LANDFILL. LOCAL PLANNING AUTHORITIES SHALL TAKE INTO ACCOUNT:

- THE QUALITY AND NATURE OF WASTE GENERATED DURING CONSTRUCTION AND DURING THE LIFE OF THE PROPOSED LAND USE;

AND

- WHETHER THE PROPOSAL IS DESIGNED TO MANAGE ADEQUATELY WASTE ORIGINATING AT THE SITE OVER THE LIFE OF THE DEVELOPMENT.

P65 PROVISION OF WASTE FACILITIES

PROPOSALS FOR WASTE MANAGEMENT DEVELOPMENT CONSISTENT WITH A SUSTAINABLE APPROACH TO WASTE MANAGEMENT (POLICY P63) AND THE ENVIRONMENTAL CONSIDERATIONS IN POLICY P67 WILL BE PERMITTED PROVIDED THAT THERE IS A CLEARLY ESTABLISHED NEED FOR ADDITIONAL CAPACITY AND FACILITIES OF THE KIND PROPOSED. IN MAKING APPLICATIONS FOR WASTE MANAGEMENT DEVELOPMENT, PARTICULAR REGARD SHOULD BE PAID TO:

- THE LATEST INFORMATION ON THE TYPE AND VOLUME OF WASTE TO BE MANAGED IN THE JOINT STRUCTURE PLAN AREA;
- THE NEED TO ENSURE THAT THERE IS AN INTEGRATED NETWORK OF WASTE TREATMENT AND DISPOSAL SITES TAKING ACCOUNT OF THE NEED TO LOCATE FACILITIES AS CLOSE AS POSSIBLE TO THE SOURCE OF WASTE ARISING;
- OPPORTUNITIES TO SECURE ENVIRONMENTAL BENEFITS BY LOCATING DIFFERENT TYPES OF WASTE MANAGEMENT FACILITY CLOSE TOGETHER OR BY CO-LOCATING FACILITIES ON ONE SITE;
- THE TARGETS AND PROVISIONS OF THE WASTE LOCAL PLAN;
- THE NEED TO ACHIEVE REGIONAL SELF-SUFFICIENCY;

AND

- NATIONAL AND REGIONAL GUIDANCE ON WASTE MANAGEMENT.

P66 PROTECTION OF WASTE MANAGEMENT SITES

LOCAL PLANNING AUTHORITIES SHALL ENSURE THAT THE OPERATION OF EXISTING WASTE MANAGEMENT SITES WILL NOT BE JEOPARDISED BY THE DEVELOPMENT OF ADJACENT LAND FOR USES WHICH ARE INCOMPATIBLE WITH THE PROXIMITY OF A WASTE MANAGEMENT FACILITY.

SITES WITH OUTSTANDING PLANNING PERMISSION FOR A WASTE MANAGEMENT USE WILL BE PROTECTED FROM PRIOR USE AND INCOMPATIBLE DEVELOPMENT ON ADJACENT LAND.

P67 ENVIRONMENTAL CONSIDERATIONS

PROPOSALS FOR WASTE MANAGEMENT DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON INTERESTS OF ACKNOWLEDGED IMPORTANCE, OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES AND WHERE IT HAS BEEN DEMONSTRATED THAT DEVELOPMENT IS IN THE PUBLIC INTEREST. THESE INTERESTS MAY INCLUDE:

- BEST AND MOST VERSATILE AGRICULTURAL LAND;
- PEOPLE AND LOCAL COMMUNITIES;
- LANDSCAPE CHARACTER;
- THE HISTORIC ENVIRONMENT;
- WILDLIFE; AND
- WATER RESOURCES.

AREAS OF DESIGNATED LANDSCAPE OR NATURE CONSERVATION VALUE WILL BE PROTECTED FROM WASTE MANAGEMENT DEVELOPMENT, UNLESS THERE ARE EXCEPTIONAL CIRCUMSTANCES AND WHERE IT HAS BEEN DEMONSTRATED THAT DEVELOPMENT IS IN THE PUBLIC INTEREST.

P68 TRANSPORT OF MINERALS AND WASTE

IN PREPARING LOCAL PLANS AND IN CONSIDERING DEVELOPMENT PROPOSALS, THE MINERALS AND WASTE PLANNING AUTHORITIES WILL SUPPORT OPPORTUNITIES TO MINIMISE ROAD VEHICLE MOVEMENTS WHERE THERE WILL BE NO UNACCEPTABLY ADVERSE EFFECT ON THE ENVIRONMENT. CONSIDERATION SHOULD BE GIVEN TO:

- LOCATING NEW MINERALS AND WASTE DEVELOPMENT CLOSE TO AREAS OF DEMAND;
- SITING SUITABLE DEVELOPMENT CLOSE TOGETHER OR CO-LOCATING FACILITIES ON ONE SITE;
- USING FORMS OF TRANSPORTATION OTHER THAN ROAD HAULAGE;

AND

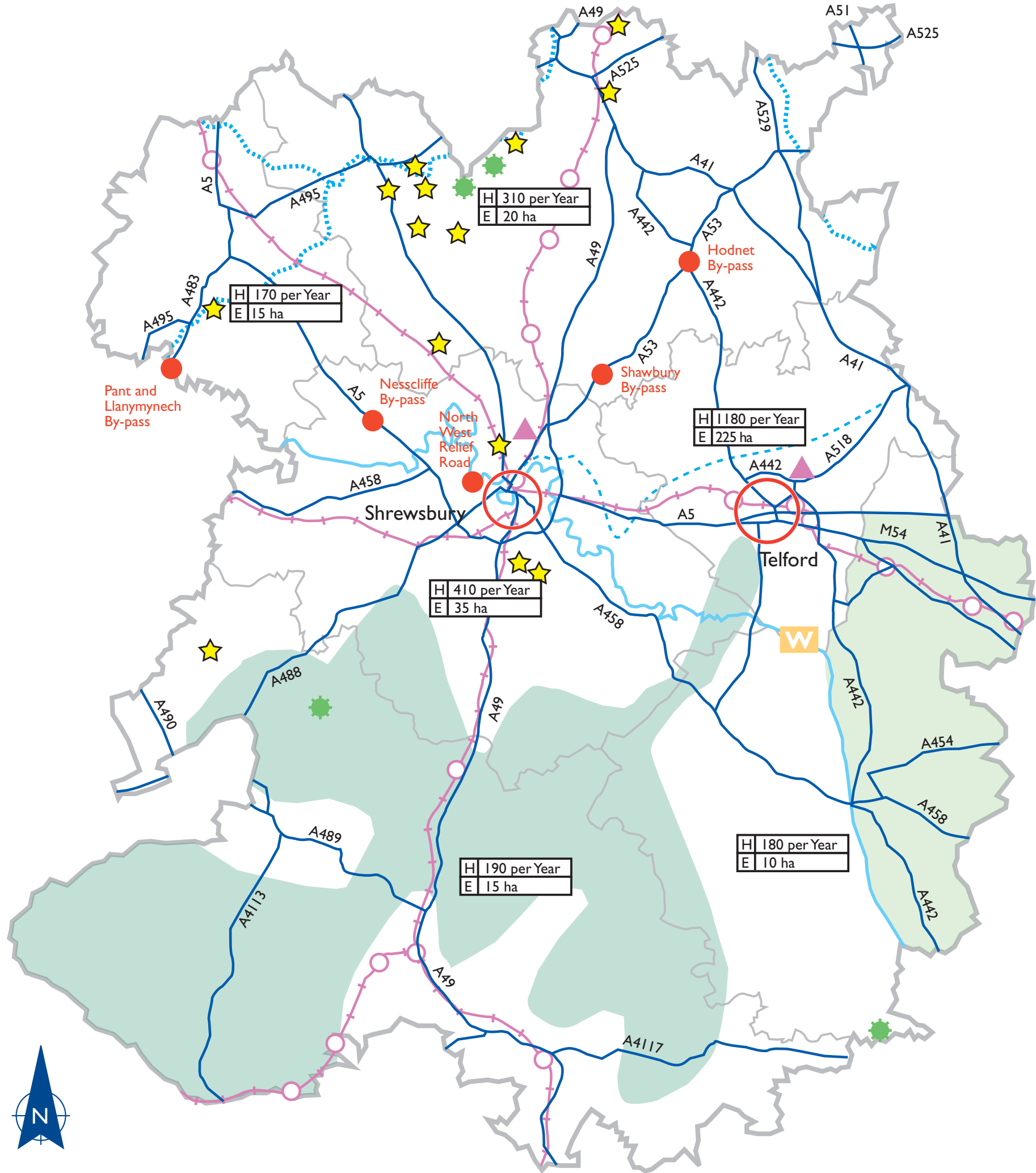
- LOCATING DEVELOPMENT WHERE SATISFACTORY ACCESS CAN BE OBTAINED TO THE PRIMARY ROAD NETWORK.

P69 RECLAMATION AND AFTER-USE

PROPOSALS FOR MINERAL DEVELOPMENT AND FOR THE DISPOSAL OF WASTE TO LANDFILL MUST INCORPORATE A SATISFACTORY SCHEME FOR THE RECLAMATION OF THE SITE, PROGRESSIVELY WHEREVER POSSIBLE, TO AN APPROPRIATE AFTER-USE OR TO A STATE CAPABLE OF BENEFICIAL AFTER-USE, INCLUDING APPROPRIATE PROVISION FOR AFTER-CARE AND MANAGEMENT.

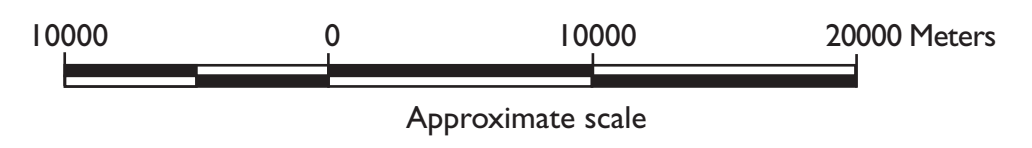
RESTORATION SCHEMES WHICH PROVIDE NEW WILDLIFE HABITATS, CONTRIBUTE TO IMPROVING LANDSCAPE CHARACTER, ENCOURAGE OR ENHANCE PUBLIC ACCESS OR WHICH MAKE USE OF WASTE FROM MINERAL WORKING WILL BE GIVEN FAVOURABLE CONSIDERATION.

KEY DIAGRAM JOINT STRUCTURE PLAN 1996-2011



	Policy No.	
	Area of Outstanding Natural Beauty	43
	World Heritage Site	23
	Ramsar Sites	45
	National Nature Reserves	46
	Principal Growth Centres	1
	Green Belt	4
	Housing Land Allocations	6, 8
	Employment Land Allocations	7, 9
	Major Road Schemes	37
	Passenger Railway Lines	32, 33
	Railway Stations	32, 33
	Rail Freight Facilities	34
	District Boundary	-
	River Severn	-
	Canals	30
	Shrewsbury & Newport Canal	30

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November 2002



WRITTEN STATEMENT

roduction √ Description of plan and regional context √ Objectives √ Settlement strategy and the local
development √ Housing and employment provision √ General development policies √ Historic heritage
centres and retailing √ Tourism and recreation √ Sustainable transport √ Road transport, walking and
The rural character √ Wildlife and nature conservation √ Land and water √ Energy √ Minerals and v

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THE SHROPSHIRE AND TELFORD & WREKIN JOINT STRUCTURE PLAN 1996 - 2011