

Appendix 5: Summary of screening of elements of the Regulation 19: Pre-Submission Draft Local Plan

A: Strategic and Development Policies

Categories:

A	General statement of policy / general aspiration.
B	Policy listing general criteria for testing the acceptability / sustainability of proposals.
C	Proposal referred to but not proposed by the plan.
D	General plan-wide environmental protection / site safeguarding / threshold policies
E	Policies or proposals which steer change in such a way as to protect European sites from adverse effects.
F	Policy that cannot lead to development or other change.
G	Policy or proposal that could not have any conceivable effect on a site.
H	Policy or proposal the (actual or theoretical) effects of which cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects).
I	Policy or proposal which may have a likely significant effect on a site alone.
J	Policy or proposal with an effect on a site but unlikely to be significant alone, so need to check for likely significant effects in combination.
K	Policy or proposal unlikely to have a significant effect either alone or in combination.
L	Policy or proposal which might be likely to have a significant effect in combination.
M	Bespoke area, site or case specific policies or proposals intended to avoid or reduce harmful effects on an international site.

Screen out.

Screen in as is a general driver of change, or refers to another policy requiring general mitigation measures, or the policy provides a general location for development but it is more appropriately considered in other more detailed policies of the DLP.

Screen in to Stage 2 Appropriate Assessment as policy will cause likely significant effects alone or in combination or contains specific mitigation/avoidance wording to protect international sites.

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
2	Introduction	General description of Shropshire and the plan making process together with a spatial vision for Shropshire in 2038.	No. General policy statement/ aspiration	A
3. STRATEGIC POLICIES				
SP1	Shropshire Test	Development will contribute to meeting local needs and making its settlements more sustainable, providing the right mix of new housing, employment and other types of development, and supporting health and well-being of communities, cohesive communities, addressing the impacts of climate change, providing green and blue networks, raising design standards and enhancing the environment, making efficient use of land and providing sufficient and enhanced infrastructure.	No. General policy statement/aspiration with no clear or direct links to international sites.	A

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
SP2	Strategic Approach	Defines the strategic approach, c. 30,800 new dwellings (c. 1400/yr, 14ha/yr for employment land) and c. 300ha of employment land from 2016 to 2038, urban area focus for new development, recognising rurality of Shropshire with new development in community hubs and clusters, support for the production of Formal Neighbourhood Plans. Lists Strategic Growth Corridors.	Yes. General policy statement with no clear or direct links to international sites. However, shows the level and general location of growth. Housing and employment allocations could potentially generate impacts via air pollution, hydrological impacts, recreational impacts, introduction of invasive species and light pollution. However, Settlement Policies (S1 - S21) within this Draft Local Plan provide more detail on the location and type of development. Consideration of possible impacts on international sites is deferred to these more specific policies.	I
SP3	Climate Change	Development will support the transition to a zero-carbon economy in Shropshire by reducing carbon emissions through a number of means including supporting on and off site delivery of renewable and low carbon energy, maximising carbon capture and storage and mitigating and adapting to the impacts of climate change.	No. General policy statement with no clear or direct links to international sites. General effects of policy are liable to be beneficial for international sites through improved air quality, reduced or managed flood risk and improved habitat connections.	D
SP4	Sustainable Development	Positive approach to the presumption in favour of sustainable development. Developments will be determined in accordance with the LP unless material considerations indicate otherwise including policies in the NPPF that protect areas or assets of particular importance.	No. General policy statement with no clear or direct links to international sites. Policy refers to policies in the NPPF which protect International sites.	A
SP5	High-Quality Design	Requires high quality design to ensure the creation of better places in which to live and work, improving sustainability and ensuring individual and community well-being.	No. General policy statement concerning the design of development, with no clear or direct links to international sites.	B
SP6	Health and Wellbeing	Development should ensure the health and well-being of individuals, communities and places, by the use of land; type of development; the safeguarding, maintenance and improvement of community facilities and services; and by ensuring that the form, design, location and layout of new development enhances community wellbeing.	No. General policy statement concerning the design of development, with no clear or direct links to international sites.	B
SP7	Managing Housing Development	Requires positive consideration for sustainable housing development, supports the re-use of disused land or premises, guides consideration of applications to exceed housing guidelines and controls development outside development boundaries.	Yes. General policy statement concerning the management and general location of housing developments. Consideration of possible impacts on international sites is deferred to more specific policies (S1 - S21) of this Local Plan.	I
SP8	Managing Development in Community Hubs	Appropriate development will be permitted on sustainable sites within the development boundary of Community Hubs, as identified on the Policies Map, where it complies with defined criteria	Yes. General policy statement concerning the management and general location of development. Hubs and allocated sites, are considered further under the relevant Settlement Policies (S1 - S18) of this Local Plan.	I
SP9	Managing Development in Community Clusters	Modest development within Community Clusters will be permitted where it complies with defined criteria.	Yes. General policy statement concerning the management and general location of development. Clusters and allocated/saved sites, are considered further under the relevant Settlement Policies (S1 - S18) of this Local Plan.	I
SP10	Managing Development in the Countryside	Management of development within the countryside reflecting the Plan's urban focused development strategy. Criteria are specified for economic, housing and agricultural developments, together with general development requirements. The need to fully mitigate for any adverse impacts from development on international sites is stated.	Yes. General policy statement concerning the management and general location of development. The wider rural area and allocated/saved sites, are considered further under the relevant Settlement Policies (S1 - S18) of this Local Plan. The final paragraph of the policy refers to policy DP12 Natural Environment and the need for mitigation for any adverse effects on the integrity of international wildlife sites. DP12 is fully considered in both the screening and appropriate assessment stages of this HRA.	I/M
SP11	Green Belt and Safeguarded Land	Identifies the extent of the Green Belt and Safeguarded Land, following review. Otherwise defines continued protection from inappropriate development for the Green Belt and criteria for considering development proposals.	Yes. General policy statement concerning the management and general location of development. Consideration of possible impacts on international sites is deferred to more specific policies (S1 - S21) of this Local Plan.	I

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
SP12	Shropshire Economic Growth Strategy	Seeks to positively support enterprise and to develop and diversify the local economy, delivering sustainable economic growth and investment in Shropshire's settlements, strategic corridors and appropriate rural locations. States general locations for development and supports development delivering employment, infrastructure and services.	Yes. General policy statement supporting the Shropshire Economic Growth Strategy and providing the general location of development with no direct links to international sites. Allocated/saved sites are considered further under the relevant Settlement Policies (S1 - S21) of this Local Plan.	I
SP13	Delivering Sustainable Economic Growth and Enterprise	Concerns the delivery of around 300 hectares of employment development from 2016 to 2038 and protects established employment areas for employment uses. Employment development will comprise: a) Classes B2, B8, E(g)(i),(ii),(iii) and Sui Generis Waste Installations for recycling/treating/disposing of recovered materials. b) Secondary employment uses in Classes E(a),(c),(d),(e), C2, C2A, and Sui Generis Waste Material Recovery Facilities, Retail Warehousing and Sales (including vehicle sales) and Vehicle Hire. c) Ancillary essential or exceptional service uses in Classes E(b),(f), C1 and Sui Generis Hot Food and Takeaway Services and Hostels. Development proposals will be expected to demonstrate compliance with a range of stated criteria.	Yes. General policy statement supporting the delivery of employment development and providing the general location of developments. Allocated/saved sites are more appropriately considered under the relevant Settlement Policies (S1 - S21) of this Local Plan.	I/J
SP14	Strategic Corridors	Delivering significant new development and infrastructure investment within the 'strategic settlements' and 'strategic corridors' served by the rail network and the strategic and principal road networks in Shropshire. The 'Strategic corridors' are Eastern Belt M54/A5, A41/A464 and A4169/A458/A454, A5 West corridor, Central Shropshire, North East Shropshire and the A41 corridor and A49 corridor. Policy states that development likely to affect an internationally designated wildlife site, through atmospheric emissions must comply with the requirements for a project level HRA in accordance with policy DP12	Yes. General policy statement with broad locations for development as for SP2. Allocated employment land and other development is addressed in more detail in the Settlement Policies and Strategic Settlement Policies (S1 - 21). The policy refers to road and rail corridors but the location of any windfall development is not yet known. Policy is addressed in the Stage 2, Appropriate Assessment of this HRA.	I/M
SP15	Whole Estate Plans	Whole Estate Plans prepared by Estates will be endorsed by the Council and used as a material consideration in decision making where they have demonstrated compliance with defined criteria.	No. General policy statement with no direct links to international sites.	A
SP16	Strategic Planning for Minerals	Safeguards mineral resources to avoid unnecessary sterilisation and ensures a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals. Protects Mineral Safeguarding Areas and rail freight facilities which could contribute to the sustainable transport of minerals. Encourages comprehensive working of mineral resources by supporting recycling facilities. Maintaining landbanks of permitted reserves for aggregates saving existing unimplemented allocations for sand and gravel. Giving priority to environmentally acceptable restoration and aftercare proposals consistent with Local Plan policies.	Yes. General policy statement safeguarding mineral resources and saving existing unimplemented allocations for sand and gravel. Saved mineral sites are considered in more detail under DP30 of this Local Plan. Otherwise the policy provides no direct links to international sites.	I
SP17	Waste Management Infrastructure	Resource recovery and waste management facilities and services will help to deliver greater resource efficiency for communities and businesses and make a positive contribute to the transition to a low carbon economy. This will be achieved by encouraging additional capacity to divert waste away from landfill, supporting additional waste recycling and recovery facilities, supporting the co-location of waste facilities, requiring all applications for development to include information about management of waste and safeguarding existing waste management facilities.	General policy statement concerning the delivery of waste management infrastructure, with no sites allocated or direct links to international sites.	A

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
DEVELOPMENT MANAGEMENT POLICIES				
Residential				
DP1	Residential Mix	Residential development will be expected to provide a mix of dwelling sizes, types and tenures meeting specified standards.	No. General policy statement with no clear or direct links to international sites.	B
DP2	Self Build and Custom Build Housing	Supports appropriately located Self-Build and Custom-Build housing developments where they comply with the all relevant policies of this Local Plan.	NO. General policy statement with no clear or direct links to international sites.	B
DP3	Affordable Housing Provision	Provides opportunities for people to access new homes which are well designed, of high quality, and the right type, tenure and affordability.	No. General policy statement with no clear or direct links to international sites.	B
DP4	Affordable Housing Exception Schemes	Development of affordable exception schemes that are of a suitable scale, design, tenure and include appropriate prioritisation of local people will be positively considered where defined criteria are satisfied.	No. General policy statement with no clear or direct links to international sites.	B
DP5	Entry Level Exception Sites	Entry level exception sites for 100% affordable housing suitable for first time buyers (or those looking to rent their first home), will be positively considered where they comply with defined criteria.	No. General policy statement with no clear or direct links to international sites.	B
DP6	Single Plot Exception Sites	Proposes circumstances under which Single Plot exception sites will be considered.	No. General policy statement with no clear or direct links to international sites.	B
DP7	Cross Subsidy Exception Schemes	Development of cross-subsidy exception schemes that are of suitable scale, design, tenure and include appropriate prioritisation of local people for the affordable housing provided will be positively considered where defined criteria are satisfied.	No. General policy statement with no clear or direct links to international sites.	B
DP8	Gypsy and Traveller Accommodation	The accommodation needs of those who identify as Gypsies, Travellers and Travelling Showpeople will be addressed as part of meeting the housing needs of all sectors of the community. This will be achieved by supporting suitable development proposals, according to defined criteria, within development boundaries, or close to Shrewsbury, Principal Centres, Key Centres, Community Hubs and Community Clusters.	No. General policy statement with no clear or direct links to international sites.	B
Retail and Leisure				
DP9	Managing and Supporting Town Centres	Development and other measures will maintain and enhance the vitality and viability of Shropshire's network of centres in line with national policy, taking into account local regeneration strategies where appropriate, as well as the requirements of this policy and any settlement specific guidance contained in policies S1-S18.	No. General policy statement with no clear or direct links to international sites. Focuses on retaining main town centre uses within Shrewsbury and Principal Centres and high streets in Key Centres.	B
DP10	Tourism, Culture and Leisure	To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities. Emphasis will be based on defined criteria. Supports development that promotes accessing, understanding and engaging with Shropshire's Landscape, cultural and historic assets, including the Shropshire Hills AONB, canals, rivers and meres & mosses. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site's immediate surroundings, and meets the requirements in Policies SP9, DP13, DP24, DP25 and relevant local and national guidance.	Yes. General policy statement but does specifically mention restoration of the Montgomery Canal (part of which is a SAC) and the meres and mosses, many of which are international sites and some of which are sensitive to recreation impacts.	I

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Climate Change				
DP11	Minimising Carbon Emissions	Detailing how new residential development will contribute to reducing the impact of climate change by building design, provision of onsite renewable and low-carbon energy sources, encouraging achievement of zero net-carbon emissions unless they make development unviable.	No. General policy statement with no clear or direct links to international sites. General effects of policy are liable to be beneficial through improved air quality.	D
Natural and Historic Environment				
DP12	The Natural Environment	Avoiding harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by: requiring developments to provide a project-level Habitats Regulations Assessment (HRA) for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site, ensuring that development likely to have an adverse effect on SSSIs or irreplaceable habitats is determined in line with national policy, providing at least a 10% Biodiversity Net Gain, provide proportionate protection for Natural Assets, provide appropriate mitigation and compensation and maximise the quantity, quality and connectivity of natural assets in accordance with other LP policies. Ensuring the retention of trees and a significant increase in the extent and distribution of trees, woodland and hedgerows.	No. General policy statement protecting natural assets including specifically requiring a project-level HRA where an adverse likely significant effect on an international site is identified. Mitigation measures in other policies are linked by this policy.	D/M
DP13	Development in the River Clun Catchment	Requiring all development in the River Clun catchment to achieve nutrient neutrality or nutrient betterment to protect the River Clun SAC.	No. Specific policy on mitigation measures to protect and restore the River Clun SAC.	M
DP14	Green Infrastructure	Development will identify, protect, enhance and increase the connectivity of those assets which form part of the county's existing green and blue infrastructure network and provide good quality, well connected new assets to complement these.	No. General policy to protect, enhance and increase Green Infrastructure. May benefit international sites.	D
DP15	Open Space and Recreation	Expects that new housing developments provide on-site open space provision equivalent to 30sqm per person, assuming one person per bedroom. For developments where an adverse effect on the integrity of an internationally or nationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space provision in excess of 30sqm per person. Open space to form an integral part of opportunities to improve green infrastructure networks. Consideration will be given to the need for housing developments to provide functional areas of play and recreation. Areas of open space will be managed and maintained in perpetuity by way of legal agreement.	No. General policy to provide appropriate quantity of open space in suitable locations. Specifically provides mitigation measures for recreational effects on international sites.	M
DP16	Landscaping of New Development	Development to create and maintain an attractive and well-designed environments, with landscaping on site or off site with the council's agreement. Describes criteria to be addressed in landscape design.	No. General policy relating to design of landscaping on developments, not location of development.	B
DP17	Landscape and Visual Amenity	Requires development to protect, conserve and enhance landscape character and visual amenity.	No. General policy requiring protection and enhancement of landscape quality and amenity and does not direct the location of development.	D
DP18	Pollution and Public Amenity	Development will comply with existing pollution control regimes and national objectives for pollutants. Proposals should be designed from the outset to; safeguard environmental quality and public amenity; minimise pollution; mitigate adverse effects and maximise opportunities for improvements where practicable.	No. General policy controlling location, air quality, soils, brownfield, land contamination, noise and tranquillity and lighting. Likely to benefit international sites.	D

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
DP19	Water Resources and Water Quality	Development must not adversely affect the quality, quantity and flow of both ground and surface water and must ensure that there is adequate water infrastructure in place to meet its own needs.	No. General policy protecting water quality for people and the environment. Likely to benefit international sites.	D
DP20	Water Efficiency	All new development will be expected to minimise the use of water to reduce environmental degradation, increase sustainability and mitigate the effects of climate change. Building Regulations 110 litres per person per day standard.	No. General policy minimising the use of water. Likely to benefit international sites.	D
DP21	Flood Risk	The safeguarding of people and property and mitigation of the effects of climate change will be achieved by directing development to areas at least risk of flooding. Where development is permitted, the causes and impacts of flooding as well as residual flood risk, will be reduced through design measures, wherever possible.	No, General policy minimising flood risk through development. Likely to benefit international sites.	D
DP22	Sustainable Drainage Systems	Developments will integrate measures for sustainable water management to reduce flood risk, avoid adverse impacts on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation.	No. General policy minimising adverse impacts on water quality, quantity and flood risk through development and providing enhancement. Likely to benefit international sites.	D
DP23	Conserving and Enhancing the Historic Environment	Ensuring the protection, conservation and sympathetic enhancement of Shropshire's heritage assets.	No. General policy for the protection and restoration of heritage assets.	D
DP24	Shropshire Hills Area of Outstanding Natural Beauty	Protecting the Shropshire Hills AONB by limiting the scale and extent of development in the designated area.	No. Criteria based policy protecting the environment of the AONB.	D
Transport and Infrastructure				
DP25	Infrastructure Provision	New development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by other means.	No. General policy statement with no clear or direct links to international sites.	B
DP26	Strategic, Renewable and Low Carbon Infrastructure	The delivery of sustainable communities in Shropshire relies on the provision of new strategic infrastructure (transport, water management, telecommunications, broadband and energy generation, including decentralised, low carbon and renewable energy) and the continued operation of existing strategic infrastructure. Development must not adversely affect or prevent the expansion of existing strategic infrastructure. New non-wind renewable and low carbon development will be supported where its impact is, or can be made, acceptable. Specific criteria to be met by new infrastructure are detailed, for non-wind renewable and low carbon development, hydropower, biomass, biogas, anaerobic digesters, solar photovoltaic solar farms. Additional criteria are set for wind energy development.	General policy statement with no clear or direct links to international sites, but concerning types of development which potentially could have indirect effects at distance. Policy specifically states that proposals which are likely to affect an internationally designated wildlife site will require a project level HRA in accordance with Policy DP12.	B/M
DP27	Broadband and Mobile Communications Infrastructure	Requires development proposals to provide the infrastructure for broadband and mobile communications as essential utilities.	No. General policy statement with no clear or direct links to international sites.	B
DP28	Communications and Transport	Provides criteria to improve Shropshire's communications and transport networks, infrastructure and services to improve connectivity and accessibility, reduce car dependency and manage the impacts of transport movements on communities and the environment.	Largely a general policy statement, promoting more environmentally sustainable measures, with no clear or direct links to international sites. However, paragraph 3 e) of the policy promotes the Shrewsbury North West Relief Road which has potential to affect Hencott Pool, part of the Meres and Mosses Ramsar Site.	B/I
Minerals and Waste				
DP29	Mineral Safeguarding	Protects Mineral Safeguarding Area (MSA) boundaries defined in SP13. Clarifies protection of MSA, defines buffer zones surrounding safeguarded mineral transport and processing facilities and provides criteria for non-mineral development in MSAs.	No. General policy statement with no clear or direct links to international sites.	D

Element of Plan / Policy Ref.	Chapter or Policy title	Overview	Are Likely Significant Effects (adverse) on international sites possible as a result of the policy, without mitigation measures.	Category code Screen 1
DP30	Sites for Sand and gravel Working	The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of the Local Plan and identified on the Proposals Map. Criteria for proposals for mineral working outside of the allocated sites are detailed.	Yes. Policy includes mineral sites saved from the SAMDev Plan of which Wood Lane Quarry could have impacts on Cole Mere Ramsar and White Mere Ramsar. Further consideration is deferred to policy S8.4.	I
DP31	Managing Development and Operation of Mineral Sites	Mineral development will be supported where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Particular consideration will be given to a range of defined criteria.	No. General policy statement with no clear or direct links to international sites. Policy indicates that proposals which are likely to affect an internationally designated wildlife site will require a project level HRA in accordance with Policy DP12.	B/M
DP32	Waste Management Facilities	Supports the development of waste transfer, recycling and recovery facilities where applicants can demonstrate that potential adverse impacts on the local community and Shropshire's natural and historic environment can be satisfactorily controlled. Criteria for consideration are listed, including those for specific types of facilities or development (in-vessel composting, anaerobic digestion, open air composting, re-cycling of construction or demolition materials, energy from waste, hazardous waste and spreading of waste on land).	No. General policy statement with no clear or direct links to international sites.	B
DP33	Landfill and Landraising Sites	Provides criteria to be met by proposals for landfill or land raising facilities, bearing in mind the waste hierarchy.	No. General policy statement with no clear or direct links to international sites.	B

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
S2.1.	Development Strategy: Bishop's Castle Key Centre		Dwellings	w 40	River Clun SAC, Midland Meres & Mosses Phase 1, Marton Pool, Chirbury, Granlyn SAC, Stiperstones SAC, Montgomery Canal SAC, River Wye SAC, Downton Gorge SAC	L/M	L	Policy contains specific mitigation wording. Water cycle - Red rating. To be covered by a Neighbourhood Plan. LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		BISH013 saved res	Dwellings	40	River Clun SAC, Marton Pool, Chirbury, Stiperstones SAC	L	L	Water cycle - Red rating. To be covered by a Neighbourhood Plan. LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		Land at Bishop's Castle Business Park, Phase 2	Employment	2.8 ha	River Clun SAC, Marton Pool, Chirbury, Stiperstones SAC	L	L	Water cycle - Red rating. To be covered by a Neighbourhood Plan. LSE on R. Clun SAC.	Y		Y
S2.2	Community Hubs: Bishop's Castle Place Plan Area					M	L	Policy contains specific mitigation wording. Water cycle - Red rating. LSE on R. Clun SAC and Stiperstones SAC	Y		Y
		Bucknell	Dwellings	w 8	River Clun SAC, Downton Gorge SAC	L	L	Water cycle - Red rating. LSE on R. Clun SAC.	Y		Y
		BUCK001 saved Res	Dwellings	70	River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC.	Y		Y
		Chirbury	Dwellings	w 1	Stiperstones SAC, Montgomery Canal SAC, Marton Pool, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		CHIR001 saved Res	Dwellings	30	Stiperstones SAC, Montgomery Canal SAC, Marton Pool, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		Clun	Dwellings	w 8	River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC.	Y		Y
		CLUN002 saved Res	Dwellings	60+	River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC.	Y		Y
		Worthen and Brockton	Dwellings	w 4	Marton Pool, Chirbury, Stiperstones SAC, Montgomery Canal SAC, Granlyn SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
	Schedule S2.2(i). Residential Site Allocations: Community Hubs in the Bishop's Castle Place Plan Area										
		BKL008a - northern portion	Dwellings	20	River Clun SAC, Downton Gorge SAC	L	L	LSE on R. Clun SAC. Water cycle - Red rating.	Y		Y
		CHR001	Dwellings	7	Stiperstones SAC, Montgomery Canal SAC, Marton Pool, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		CHR002	Dwellings	7	Stiperstones SAC, Montgomery Canal SAC, Marton Pool, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		CLU005	Dwellings	20	River Clun SAC, Downton SAC	L	K	LSE on R. Clun SAC.	Y		Y
		WBR007 & WBR008	Dwellings	25	Marton Pool, Chirbury, Stiperstones SAC, Montgomery Canal SAC, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		WBR010	Dwellings	20	Marton Pool, Chirbury, Stiperstones SAC, Montgomery Canal SAC, Granlyn SAC	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
S2.3.	Community Clusters: Bishop's Castle Place Plan Area	Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)			River Clun SAC, Downton Gorge SAC	M	K	Policy contains specific mitigation wording. LSE on R. Clun SAC.	Y		Y
		Brompton, Marton, Middleton, Pentreheyling, Priest Western, Stockton and Rorrington			Marton Pool, Chirbury, Stiperstones SAC, Montgomery Canal SAC, Granlyn SAC	I/L	K	Northern half of Marton in surface water catchment of Marton Pool. Stiperstones within 10km - Recreation impacts.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		LYD007 saved residential	Dwellings	8	Stiperstones SAC, River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		LYD008 saved residential	Dwellings	5	Stiperstones SAC, River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		LYD009 saved residential	Dwellings	2	Stiperstones SAC, River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		LYD011 saved residential	Dwellings	4	Stiperstones SAC, River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		Newcastle and Whitcott Keysett			Stiperstones SAC, River Clun SAC, Downton Gorge SAC	L	K	LSE on R. Clun SAC. Stiperstones within 10km - Recreation impacts.	Y		Y
		Wentnor and Norbury			Stiperstones SAC, Marton Pool	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
S2.4.	Wider Rural Area: Bishop's Castle Place Plan Area	There are no saved SAMDev Plan site allocations or Local Plan site allocations within the wider rural area of the Bishop's Castle Place Plan Area.				F	F				
S3	Bridgnorth Place Plan Area										
S3.1.	Development Strategy: Bridgnorth Key Centre			w 160	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
		BRID001/BRID020b saved mixed	Dwellings and employment mixed	200, 6.3ha	No international sites within 15km	G	K				
		BRID020a saved mixed	Dwellings	300	No international sites within 15km	G	K				
		ELR011/a	Employment	6.7ha	No international sites within 15km	G	K				
		ELR011/b	Employment	6.6ha	No international sites within 15km	G	K				
		WO39	Employment	1.5	No international sites within 15km	G	K				
	S3.1(i). Mixed Use Allocations: Bridgnorth Principal Centre		Dwellings	w 62	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
		BRD030	Mixed	1050, 16ha 20ha GI, 19ha park	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
	Schedule S3.1(ii) Employment Allocations: Bridgnorth Principle Centre										
		P58a	Employment	6.8ha	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
		STC002	Employment	4.6ha	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
	Schedule S3.1(iii). Potential future direction of growth	Land west of Tasley Garden Village, Bridgnorth	Direction of growth	41.45ha	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
S3.2.	Community Hubs: Bridgnorth Place Plan Area					G	L	Water cycle only - Red rating.	Y		
		Alveley	Dwellings	w 22	No international sites within 15km	G	K				
		Ditton Priors	Dwellings		No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
		DITT005 saved Res	Dwellings	12	No international sites within 15km	G	K				
	Schedule S3.2(i) Residential Site Allocations: Community Hubs in the Bridgnorth Place Plan Area	ALV006/ALV007	Dwellings	35	No international sites within 15km	G	K				
		ALV009	Dwellings	35	No international sites within 15km	G	K				

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		DNP009	Dwellings	40	No international sites within 15km	G	L	Water cycle only - Red rating.	Y		
	Schedule S3.2(ii) Safeguarded Land: Community Hubs in the Bridgnorth Place Plan Area										
		Land off Cooks Cross Alverley	Safeguarded	s 3.6ha		G	G				
S3.3.	Community Clusters: Bridgnorth Place Plan Area	Acton Round, Aston Eyre, Monkhopton and Upton Cressett			No international sites within 15km	G	K				
		Neenton			No international sites within 15km	G	K				
S3.4.	Wider Rural Area: Bridgnorth Place Plan Area	Northern Extension to Morville Quarry			No international sites within 15km	G	G	See Saved Minerals HRA, Appendix 7.			
S4	Broseley Place Plan Area										
S4.1.	Development Strategy: Broseley Key Centre		Dwellings	w 50	No international sites within 15km.	J	K				
	Schedule S4.1(i). Saved SAMDev Employment Allocations: Broseley Key Centre	ELR017	saved Employment	1.3ha	No international sites within 15km.	J	K				
S4.2	Community Hubs: Broseley Place Plan Area	None				G	G				
S4.3.	Community Clusters: Brosley Place Plan Area	None				G	G				
S4.4.	Rural Area Allocations: Broseley Place Plan Area	None				G	G				
S5	Church Stretton Place Plan Area										
S5.1	Development Strategy: Church Stretton Key Centre		Dwellings and Employment	w 121, w 2ha	Stiperstones SAC, WMMM Bomere, Shomere and Betton pools, Berrington Pool	J	L	Water cycle only - Red rating.	Y		
	Schedule S5.1(i). Residential Allocations: Church Stretton Key Centre										
		CSTR019 saved Res	Dwellings	50	Stiperstones SAC, WMMM Bomere, Shomere and Betton pools	J	K				
		ELR078 saved Employment	Employment	1.27ha	Stiperstones SAC, WMMM Bomere, Shomere and Betton pools	J	K				
S5.2.	Community Hubs: Church Stretton Place Plan Area	None				G	G				
S5.3	Community Clusters: Church Stretton Place Plan Area	None				G	G				
S5.4	Wider Rural Area: Church Stretton Place Plan Area	No saved SAMDev allocations or LPR allocations in the Place Plan Area.				G	G				
S6	Cleobury Mortimer Place Plan Area										
S6.1	Development Strategy: Cleobury Mortimer Key Centre		Dwellings	w 120	No international sites within 15km	G	K				
	Appendix 2	CMO002 Residential saved	Dwellings	12	No international sites within 15km	G	K				
	Appendix 2	CMO005 Residential saved	Dwellings	7	No international sites within 15km	G	K				

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
	Appendix 2	ELR068CM Employment saved	Employment	0.7ha	No international sites within 15km	G	K				
S6.2.	Community Hubs: Cleobury Mortimer Place Plan Area	None			No international sites within 15km	G	K				
S6.3	Community Clusters: Cleobury Place Plan Area	Hopton Wafers and Doddington			No international sites within 15km	G	K				
		Kinlet, Button Bridge and Button Oak			No international sites within 15km	G	K				
	Appendix 2	KLT001 Residential saved	Dwellings	20	No international sites within 15km	G	K				
		Oreton, Farlow and Hill Houses			No international sites within 15km	G	K				
		Silvington, Bromdon, Loughton and Wheathill			No international sites within 15km	G	K				
		Stottesdon, Chorley and Bagginswood			No international sites within 15km	G	K				
S6.4	Wider Rural Area: Cleobury Mortimer										
	Appendix 2	ELR071 Employment saved	Employment	0.3ha		G	K				
S7	Craven Arms Place plan Area										
S7.1.	Development Strategy: Craven Arms Town		Dwellings	w 94	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		CRAV003 & CRAV009 saved residential	Dwellings	235	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		CRAV004 & CRAV010 saved residential	Dwellings	60	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		CRAV024 saved residential	Dwellings	25	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		CRAV030 saved residential	Dwellings	5	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		ELR053 saved employment	Employment	8ha	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		ELR055 saved employment	Employment	2.5ha	River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
S7.2.	Community Hubs: Craven Arms Place Plan Area	None				G	K				
S7.3.	Community Clusters: Craven Arms Place Plan Area	Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak			River Clun SAC, Downton Gorge SAC, Stiperstones SAC	M	K	Policy contains specific mitigation wording. LSE on R. Clun SAC.	Y		Y
		Bache Mill, Bouldon, Broncroft, Middlehope, Peaton, Seifton (Diddlebury Parish) Sutton (Great and Little), and Westhope			River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				
		Wistanstow			River Clun SAC, Downton Gorge SAC, Stiperstones SAC	G	K				

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
S7.4.	Wider Rural Area: Craven Arms Place Plan Area	No saved SAMDev Plan site allocations or LP allocations within the wider rural area.				H	K				
S8	Ellesmere place Plan Area										
S8.1	Development Strategy: Ellesmere Key Centre		Dwellings	w 170	WMMM White Mere, Cole Mere, Sweatmere and Crosemere, Clarepool Moss, West Midlands SAC (Clarepool Moss), Brownheath Moss, Fenns & Whixall etc. Mosses (and SAC), Hanmer Mere, Llyn Bedydd, Fenemere, Morton Pool and pasture, River Dee SAC, Johnstown SAC	M	K	Policy contains specific mitigation wording. Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
		ELL003a saved res	Dwellings	250	As above	L	K	Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
		ELR075 saved employment	Employment	3.0ha	As above	G	K				
		ELR074 saved employment	Employment	6.2ha	As above	G	K				
		ELL003b saved leisure & tourism	Leisure and Tourism	18ha	As above	L	K	Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
	Schedule S8.1(i) Residential Allocations: Ellesmere Key Centre										
		ELL005, ELL008 and ELL033	Dwellings	170	As above	L	K	Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
S8.2.	Community Hubs: Ellesmere Place Plan Area					M	K	Policy contains specific mitigation wording. Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
		Dudleston Heath	Dwellings	w 19	WMMM White Mere, Cole Mere, Sweatmere and Crosemere, Clarepool Moss, West Midlands SAC (Clarepool Moss), Brownheath Moss, Fenns & Whixall etc. Mosses (and SAC), Hanmer Mere, Llyn Bedydd, Morton Pool and pasture, River Dee SAC, Johnstown SAC	L	K	Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y
		DUDH006 saved Res	Dwellings	20	WMMM White Mere, Cole Mere, Sweatmere and Crosemere, Clarepool Moss, West Midlands SAC (Clarepool Moss), Brownheath Moss, Fenns & Whixall etc. Mosses (and SAC), Hanmer Mere, Llyn Bedydd, Morton Pool and pasture, River Dee SAC, Johnstown SAC	L	K	Fenns & Whixall etc. Mosses (Ramsar and SAC) within 10km - recreation impacts. Cole Mere within 11.7km - recreation impacts.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		Wood lane Quarry Northern Extension saved mineral	Quarry	14.05ha	Key sites: Cole Mere, White Mere	I	G	See Saved Minerals HRA, Appendix 7.	Y		Y
S9	Highley Place Plan Area										
S9.1	Development Strategy: Highley Key Centre		Dwellings and employment	w 31, w 1ha	No international sites within 15km - R Severn only	G	K				
	Schedule S9.1(i) Residential Allocations: Highley Key Centre										
		HNN016	Dwellings and Extra care appartments	100	No international sites within 15km - R Severn only	G	K				
S9.2.	Community Hubs: Highley Place Plan Area	None				G	G				
S9.3	Community Clusters: Highley Place Plan Area	None				G	G				
S9.4.	Wider Rural Area: Highley Place Plan Area	No saved SAMDev site allocations or LP allocations				G	G				
S10	Ludlow Place Plan Area										
S10.1.	Development Strategy: Ludlow Town		Dwellings	w 82	River Clun SAC. Downton Gorge SAC	G	L	Water cycle only - Red rating. R. Clun and Downton Gorge SACs are upstream.	Y		
		LUD017 saved res	Dwellings	200	River Clun SAC. Downton Gorge SAC	G	K	R. Clun and Downton Gorge SACs are upstream.			
		LUD034 saved Res	Dwellings	80	River Clun SAC. Downton Gorge SAC	G	K	R. Clun and Downton Gorge SACs are upstream.			
		ELR059 saved employment	Employment	2.5	River Clun SAC. Downton Gorge SAC	G	K	R. Clun and Downton Gorge SACs are upstream.			
		ELR058 saved employment	Employment	3.5	River Clun SAC. Downton Gorge SAC	G	K	R. Clun and Downton Gorge SACs are upstream.			
	S10.1(i). Residential Allocations: Ludlow principal Centre										
		LUD056	Dwellings	90	River Clun SAC. Downton Gorge SAC	G	L	Water cycle only - Red rating. R. Clun and Downton Gorge SACs are upstream.	Y		
		LUD057	Dwellings	10	River Clun SAC. Downton Gorge SAC	G	L	Water cycle only - Red rating. R. Clun and Downton Gorge SACs are upstream.	Y		
	Schedule S10.1(ii) Employment Allocations: Ludlow Principal Centre										
		LUD052	Employment	5ha (1.94ha net)	River Clun SAC. Downton Gorge SAC	G	L	Water cycle only - Red rating. R. Clun and Downton Gorge SACs are upstream.	Y		
S10.2.	Community Hubs: Ludlow Place Plan Area					G	L	Water cycle only - Red rating. R. Clun and Downton Gorge SACs are upstream.	Y		
		Burford	Dwellings	w 46	Downton Gorge SAC	G	K				
		Clee Hill	Dwellings	w 3	Downton Gorge SAC	G	L	Water cycle only - Red rating.	Y		

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
	Schedule 10.2(i)Residential Site Allocations: Community Hubs in the Ludlow Place Plan Area					G	L	Water cycle only - Red rating.	Y		
		BUR002	Dwellings	40	Downton Gorge SAC	G	K				
		BUR004	Dwellings	100	Downton Gorge SAC	G	K				
		CHK002	Dwellings	20	Downton Gorge SAC	G	L	Water cycle only - Red rating.	Y		
S10.3.	Community Clusters: Ludlow Place Plan Area	None				G	G				
S10.4.	Rural Area Allocations: Ludlow Place Plan Area	ONBY003 saved Res	Dwellings	8	River Clun SAC. Downton Gorge SAC	G	K				
S11	Market Drayton Place Plan Area										
S11.1	Development Strategy: Market Drayton Key Centre		Dwellings	w 206	WMMM Aqualate Mere, Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	L	Water cycle only - Red rating.	Y		
		ELR023/ELR024 saved	Employment	16ha	WMMM Aqualate Mere, Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	K				
		MD030 (west part) saved Res	Dwellings	110	WMMM Aqualate Mere, Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	K				
		MD030 (east part) saved Res	Dwellings	214	WMMM Aqualate Mere, Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	K				
		MD010 &MD028 saved Res	Dwellings	76	WMMM Aqualate Mere, Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	K				
	Schedule S11.1(i) Residential Allocations: Market Drayton Principal Centre										
		MDR006	Dwellings	125	Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss	G	L	Water cycle only - Red rating.	Y		
		MDR012	Dwellings	70	Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss.	G	L	Water cycle only - Red rating.	Y		
		MDR034	Dwellings	120	Cop Mere, Betley Mere, Wybunbury Moss, Oss Mere, Brown Moss	G	L	Water cycle only - Red rating.	Y		
		MDR039 & MDR043	Dwellings	120	Cop Mere, Betley Mere, Fenns and Whixall etc. Mossess SAC, Oss Mere, Brown Moss	G	L	Water cycle only - Red rating.	Y		
S11.2	Community Hubs: Market Drayton Place Plan Area				WMMM Betley Mere, Wybunbury Moss, Black Firs and Cranberry Bog WMMM2, Oakhanger Moss, Cop Mere, WMMM Aqualate Mere, Brown Moss SAC, Fenns and Whixall etc. SAC	G	L	Water cycle only - Red rating.	Y		
		Hinstock	Dwellings	w 15	WMMM Aqualate Mere, Cop Mere	G	L	Water cycle only - Red rating.	Y		
		HIN002 saved Res	Dwellings	8	WMMM Aqualate Mere, Cop Mere	G	K				
		HIN009 saved Res	Dwellings	30	WMMM Aqualate Mere, Cop Mere	G	K				

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
S13	Much Wenlock Place Plan Area										
S13.1.	Development Strategy: Much Wenlock Key Centre		Dwellings and employment	w 27, w 0.5ha	WMMM Berrington Pool, Bomere, Shomere and Betton Pools,	G	K				
	Schedule 13.1(i) Residential Allocations: Much Wenlock Key Centre										
		MUW012VAR	Dwellings	120	WMMM Berrington Pool, Bomere, Shomere and Betton Pools,	G	K				
S13.2	Community Hubs: Much Wenlock Place Plan Area	Cressage	Dwellings	w 8	WMMM Berrington Pool, WMMM Berrington Pool, Bomere, Shomere and Betton Pools, Hencott Pool	G	K				
	Schedule S13.2(i). Site Allocations: Community Hubs in the Much Wenlock Place Plan Area	CES005	Dwellings	60	WMMM Berrington Pool, WMMM Berrington Pool, Bomere, Shomere and Betton Pools, Hencott Pool	G	K				
		CES006	Dwellings	4	WMMM Berrington Pool, WMMM Berrington Pool, Bomere, Shomere and Betton Pools, Hencott Pool	G	K				
S13.3	Community Clusters: Much Wenlock Place Plan Area	Buildwas			WMMM Berrington Pool, WMMM Berrington Pool, Bomere, Shomere and Betton Pools	G	K				
S13.4.	Wider Rural Area: Much Wenlock Place Plan Area	No saved SAMDev site allocations or Local Plan allocations				G	G				
S14	Oswestry Place Plan Area										
S14.1.	Development Strategy: Oswestry principal Centre		Dwellings	w 105	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, Fenemere, Hencott Pool, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss.	L	L	Water cycle - Red rating, Possible recreation effects on Berwyn SPA and SAC	Y		Y
		OSW004 saved Res	Dwellings	117	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	Water cycle (no international sites within 5km), Possible recreation effects on Berwyn SPA and SAC			Y
		OSW024 saved Res	Dwellings	900	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	Water cycle (no international sites within 5km), Possible recreation effects on Berwyn SPA and SAC			Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		OSW034, OSW035 and OSW045 saved Res	Dwellings	80	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	Water cycle (no international sites within 5km), Possible recreation effects on Berwyn SPA and SAC			Y
		OSW042 saved Res	Dwellings	180	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	Water cycle (no international sites within 5km), Possible recreation effects on Berwyn SPA and SAC			Y
		PARK001 saved Res	Dwellings	20	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss	L	K	(no international sites within 5km), Possible recreation effects on Berwyn SPA and SAC			Y
		ELR042 saved employment	Employment	2ha	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	WC only (no international sites within 5km)			
		ELR043 saved employment	Employment	14ha	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	WC only (no international sites within 5km)			
		ELR072 saved employment	Employment	23ha	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown NeWMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere,	L	K	WC only (no international sites within 5km)			
	Schedule S14.1(i) Residential Allocations										
		PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032	Dwellings	240	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss	L	K	Possible recreation effects on Berwyn SPA and SAC (no international sites within 5km)			Y
S14.2.	Community Hubs: Oswestry Place Plan Area	See Schedule S14.2(i) for hubs.			River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, Fenemere, Hencott Pool, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss.	I/L/M	L	Policy contains specific mitigation wording. Water cycle - Red rating. River Dee SAC - local water issues. Recreation impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC. Cole Mere within 11.7km - recreation impacts. Possible recreation effects on Berwyn SPA and SAC (no international sites within 5km)	Y		Y
	Schedule S14.2(i) Site Allocations: Community Hubs in the Oswestry Place Plan Area										

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		Gobowen	Dwellings	w 16	River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss	L	L	Possible recreation effects on Berwyn SPA and SAC. Water cycle - Red rating	Y		Y
		GWR009	Dwellings	25	As above	L	L	Possible recreation effects on Berwyn SPA and SAC. Water cycle - Red rating	Y		Y
		GOB008 saved Res	Dwellings	20	As above	L	K	Possible recreation effects on Berwyn SPA and SAC			Y
		GOB012 saved Res	Dwellings	90	As above	L	K	Possible recreation effects on Berwyn SPA and SAC			Y
		Kinnerley	Dwellings	w 21	Montgomery Canal SAC, WMMM Morton Pool and Pasture, White Mere, Sweatmere and Crose Mere, Hanmer Mere, Fenemere, Granlyn SAC, Tanat Bat Sites SAC	G	K				
		KYN002 saved Res	Dwellings	12		G	K				
		Knockin	Dwellings	w 5	Montgomery Canal SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, Tanat SAC, Fenemere, Brownheath Moss, Granlyn SAC.	G	K				
		KCK009	Dwellings	25		G	K				
		KK001 saved Res	Dwellings	15		G	K				
		Llanymynech	Dwellings		River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	Recreation and water impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y
		LLAN009 saved Res Already built	Dwellings	35	River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	Next to Montgomery Canal and <400m from the SAC. Recreation and water impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y
		LLAN001 saved Res	Dwellings	32	River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	V. close to Montgomery Canal and <400m from the SAC. Recreation and water impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y
		LYH007	Dwellings	50	River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	Next to Montgomery Canal and <400m from the SAC. Recreation and water impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y
		Pant	Dwellings	w 12	River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	Next to Montgomery Canal but >1km from the SAC. Recreation and water impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		PYC021	Dwellings	25	River Dee SAC, Montgomery Canal SAC, Tanat SAC, WMMM Morton Pool and Pasture, Granlyn SAC.	I / L	K	c. 985m to water-filled Montgomery Canal to south and > 2km from SAC, on far side of village. Recreation impacts on Montgomery Canal SAC. Lighting issues for Tanat and Vyrnwy Bat Sites SAC.	Y		Y
		Ruyton XI Towns	Dwellings	w 34	WMMM Morton Pool and Pasture, Fenemere, White Mere, Sweatmere and Crose Mere, Brownheath Moss, Clarepool Moss WMSAC, Cole Mere, Fenn's and Whixall etc. SAC, Hencott Pool, Montgomery Canal SAC.	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		RUY019	Dwellings	65	Ar above	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		St Martins	Dwellings	w 36	River Dee SAC, Berwyn SAC and SPA, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Fenns and Whixall etc. SAC.	L	K	Cole Mere within 11.7km - recreation impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		SMH031	Dwellings	60	As above	L	K	Cole Mere within 11.7km - recreation impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		SMH038	Dwellings	35	As above	L	K	Cole Mere within 11.7km - recreation impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		STM029 saved res	Dwellings	80	As above	L	K	Cole Mere within 11.7km - recreation impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		Trefonen	Dwellings	w 50	River Dee SAC, Berwyn SAC and SPA, WMMM Morton Pool and Pasture, Tanat SAC, Granlyn SAC, Montgomery Canal SAC	G	L	Possible recreation effects on Berwyn SPA and SAC. Water cycle - Red rating	Y		
		West Felton	Dwellings	w 6	River Dee SAC, Montgomery Canal SAC, WMMM Morton Pool and Pasture, Fenemere, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss. Fenn's and Whixall etc. SAC	L	L	Cole Mere within 11.7km - recreation impacts.	Y		Y
		WEF025	Dwellings	60	As above	L	L	Cole Mere within 11.7km - recreation impacts.	Y		Y
		Weston Rhyn			River Dee SAC, Berwyn SAC and SPA, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Montgomery Canal SAC.	I	K	Just within the River Dee catchment. c.1.8km to the River - water quality impacts. Possible recreation effects on Berwyn SPA and SAC.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		WRP001VAR	Dwellings	60	As above	I	K	Just within the River Dee catchment. c.1.8km to the River - water quality impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		WRP017	Dwellings	40	As above	I	K	Just within the River Dee catchment. c.1.8km to the River - water quality impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		WRN010 saved Res	Dwellings	25	As above	I	K	Just within the River Dee catchment. c.1.8km to the River - water quality impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		WRN016 saved Res	Dwellings	20	As above	I	K	Just within the River Dee catchment. c.1.8km to the River - water quality impacts. Possible recreation effects on Berwyn SPA and SAC	Y		Y
		Whittington	Dwellings	w 15	River Dee SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, Fenemere, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss, Hanmer Mere, Fenns and Whaixall etc. SAC.	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		WHN024	Dwellings	70	As above	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		WGN001, WGN004, WGN005 and WGN021 saved Res	Dwellings	80	As above	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
S14.3.	Community Clusters: Oswestry Place Plan Area				River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, Fenemere, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss.	M	K	Policy contains specific mitigation wording.	Y		Y
		Llanyblodwel, Porthywaen, Dolgoch, Llyncllys and Bryn Melyn			Berwyn SAC/SPA, R. Dee SAC, Tanat SAC, Montgomery Canal SAC, WMMM Morton Pool and Pasture, Granlyn SAC	I	K	Bryn Melyn lies in surface water catchment for Morton Pool and pasture - water issues.	Y		Y
		Park Hall, Hindford, Babbinswood and Lower Frankton			River Dee SAC, Berwyn SAC and SPA, Montgomery Canal SAC, Johnstown Newt SAC, WMMM Morton Pool and Pasture, Fenemere, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss, Hanmer Mere, Llyn Bedydd.	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		PARK001			As above	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		Rhoswiol, Wern and Chirk Bank			River Dee SAC, Berwyn SAC and SPA, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Hanmer Mere.	I	K	All settlements in surface water catchment of River Dee SAC - water quality issues.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		Selattyn, Upper/Middle/Lower Hengoe d and Pant Glas.			River Dee SAC, Tanat SAC, Berwyn SAC and SPA, Johnstown Newt SAC, WMMM Morton Pool and Pasture, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Montgomery Canal SAC.	I	K	All settlements in surface water catchment of River Dee SAC - water quality issues.	Y		y
S14.4	Wider Rural Area: Oswestry Place Plan Area	Maesbrook, Dovaston, and Knockin Heath (no longer a Cluster in the LP)			Tanat SAC, Montgomery Canal SAC, WMMM Morton Pool and Pasture, Fenemere, White Mere, Cole Mere, Sweatmere and Crose Mere, West Midlands SAC (Clarepool Moss), Brownheath Moss, Hencott Pool, Granlyn SAC	G	K				
		MBK001 saved Res			As above	G	K				
		MBK009 saved Res			As above	G	K				
S15	Shifnal Place Plan Area										
S15.1.	Development Strategy: Shifnal Key Centre		Dwellings	w 92	Mottey Meadows NNR, WMMM Aqualate Mere	G	L	Water cycle only - Red rating	Y		
		SHI004/a saved Res	Dwellings	115	As above	G	K				
		SHI004/b saved Res	Dwellings	100	As above	G	K				
		SHI006-a saved Res	Dwellings	250	As above	G	K				
		ELR021	Employment	2ha	As above	G	K				
	Schedule S15.1(i). Residential Allocations:Shifnal Key Centre				Mottey Meadows NNR, WMMM Aqualate Mere						
		SHF013	Dwellings	65	As above	G	L	Water cycle only - Red rating	Y		
		SHF015 & SHF029	Dwellings	65	As above	G	L	Water cycle only - Red rating	Y		
		SHF022 & part SHF023	Dwellings	100	As above	G	L	Water cycle only - Red rating	Y		
	Schedule 15.1(ii) Employment Allocations: Shifnal Key Centre										
		SHF018b & SHF018d	Employment	39ha (15.6 ha net)	Mottey Meadows NNR, WMMM Aqualate Mere	G	L	Water cycle only - Red rating	Y		
	Schedule S15.1(iii) Safeguarded Land: Shifnal key Centre	Range of locations	Safeguarded	s92.8ha in total	Mottey Meadows NNR, WMMM Aqualate Mere	G	G				
S15.2	Community Hubs: Shifnal Place Plan Area	None				G	G				
S15.3	Community Clusters: Shifnal Place Plan Area	None				G	G				
S15.4	Wider Rural Areas: Shifnal Place Plan Area	No saved SAMDev Plan or Local Plan allocations.				G	G				
S16	Shrewsbury Place Plan Area										
S16.1.	Development Strategy: Shrewsbury Strategic Centre		Dwellings	w 505	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Sweatmere and Crose Mere, Brownheath Moss.	K	L	Water cycle - Red rating DLP supports in principle but does not allocate NWRR. Project HRA required for Hencott Pool at planning application stage. >200m from Hencott Pool so no traffic emissions	Y		
		North West Relief Road			Hencott Pool	I	G	Over 200m from new road, HRA of project already underway.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		SHREW028, 029, 075, 107, 114 and 127/ELR02 and 66 saved Res	Dwellings	950	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Sweatmere and Crose Mere, Brownheath Moss.	G	K				
		SHREW002, 035, 083, and 128 – parts saved Employment	Employment	9-12ha	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Sweatmere and Crose Mere, Brownheath Moss.	G	K				
		SHREW002, 035, 083, and 128/ELR64, 67 and 68 saved Res	Dwellings	750	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	K	K				
		SHREW028, 029, 075, 107, 114, and 127 – parts saved Employment	Employment	26ha	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	K				
		SHREW210/09. 030/R, 094 and 019 saved Res	Dwellings	550	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	K				
		SHREW027 parts saved Res	Dwellings	550-600	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere	G	K				
		SHREW105 saved Res	Dwellings	230	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	K				
		SHREW095 and 115/ELR006 saved Res	Dwellings	100	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Brownheath Moss.	G	K				
		SHREW095 part/ELR006 saved Employment	Employment	3ha	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Brownheath Moss.	G	K				
		SHREW212/09 saved Res	Dwellings	175	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere	G	K				
		SHREW001 – part saved Res	Dwellings	50	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	K				
		ELR007 saved employment	Employment	2ha	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Brownheath Moss.	G	K				
	Schedule S16.1(i). Residential and Mixed Use Allocations: Shrewsbury Strategic Centre										
		SHR054a	Dwellings	60	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere	G	L	Water cycle only - Red rating	Y		
		SHR057 & SHR177	Dwellings	400	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	L	Water cycle only - Red rating	Y		
		SHR060, SHR158 & SHR161	Dwellings	1500, 5ha	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	L	Water cycle only - Red rating	Y		
		SHR145	Dwellings	150	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	L	Water cycle only - Red rating	Y		

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		SHR173	Dwellings	450	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Brownheath Moss	G	L	Water cycle only - Red rating	Y		
	Schedule S16.1(ii) Employment Allocations: Shrewsbury Key Centre										
		SHR166	Employment	45ha	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	L	Water cycle only - Red rating	Y		
S16.2.	Community Hubs: Shrewsbury Place Plan Area				Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	I / L / M	L	Policy contains specific mitigation wording. Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Part of Baschurch in water catchment of Fenemere - water quality and quantity issues.	Y		Y
		Baschurch	Dwellings	w 40	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	I / J	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Part of Baschurch in water catchment of Fenemere - water quality and quantity issues.	Y		Y
		BAS035 saved residential	Dwellings	40	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	I / L	K	Cole Mere within 11.7km - recreation impacts. Part of Baschurch in water catchment of Fenemere - water quality and quantity issues.	Y		Y
		BAS017 saved Res	Dwellings	30	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	G	K				
		Bayston Hill	Dwellings	w 14	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Stiperstones SAC	K	L	Water cycle only- Red rating.	Y		
		Bicton	Dwellings	w 12	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Stiperstones SAC, Brownheath Moss.	G	K				
		Bomere Heath	Dwellings		WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Brownheath Moss.Sweatmere and Crose Mere, White Mere, Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses SAC.	G	L	Water cycle only- Red rating.	Y		
		BOM004/R saved Res	Dwellings	30	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Brownheath Moss.Sweatmere and Crose Mere, White Mere, Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses SAC.	G	K				
		Cross Houses	Dwellings	w 9	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool.	K	K				
		Dorrington		w 71	Stipertones and Hollies SAC, Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool	G	K				

SETTLEMENT & SITE GUIDELINES											
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		DOR004 saved Res	Dwellings	15	Stipertones and Hollies SAC, Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool	G	K				
		DOR017 – part saved	Dwellings	15	Stipertones and Hollies SAC, Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool	G	K				
		Ford	Dwellings	w 11	Stipertones and Hollies SAC, Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere	G	L	Water cycle only- Red rating.	Y		
		Hanwood	Dwellings	w 19	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	L	L	Water cycle - Red rating. Stiperstones within 10km - Recreation impacts.	Y		Y
		HAN011/R saved Res	Dwellings	25	Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	L	K	Stiperstones within 10km - Recreation impacts.	Y		Y
		Longden	Dwellings	w 27	Stipertones and Hollies SAC, Marton Pool, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool.	L	L	Water cycle - Red rating. Stiperstones within 10km - Recreation impacts.	Y		Y
		Nesscliffe	Dwellings	w 13	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere, Brownheath Moss, Cole Mere, Morton Pool and Pasture, Montgomery Canal SAC.	G	K				
		NESS004 and NESS012 – part saved Res	Dwellings	15	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere, Brownheath Moss, Cole Mere, Morton Pool and Pasture, Montgomery Canal SAC.	H	K				
	S16.2(i) Site Allocations: Community Hubs in the Shrewsbury Place Plan Area										
		BNP024	Dwellings	35	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	L	L	Water cycle - Red rating. Cole Mere within 11.7km - Recreation impacts.	Y		Y
		BNP035	Dwellings	20	Hencott Pool, Fenemere, Sweatmere and Crose Mere, White Mere and Brownheath Moss. Cole Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses, Morton Pool and Pasture, Bomere, Shomere and Betton Pools.	L	L	Water cycle - Red rating. Cole Mere within 11.7km - Recreation impacts.	Y		Y
		BAY039	Dwellings	100	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Stiperstones SAC	K	L	Water cycle only- Red rating.	Y		
		BAY050	Dwellings	47	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere, Stiperstones SAC.	K	K				
		BIT022	Dwellings	15	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Stiperstones SAC, Brownheath Moss.	G	K				

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		BOM019	Dwellings	40	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Brownheath Moss.Sweatmere and Crose Mere, White Mere, Cole Mere, Fenns and Whixall etc. Mosses SAC.	G	L	Water cycle only- Red rating.	Y		
		BOM020	Dwellings	15	WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Brownheath Moss.Sweatmere and Crose Mere, White Mere, Cole Mere, Fenns and Whixall etc. Mosses SAC.	G	L	Water cycle only- Red rating.	Y		
		FRD011	Dwellings	75	Stipertones and Hollies SAC, Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere.	G	L	Water cycle only- Red rating.	Y		
S16.3.	Community Clusters: Shrewsbury Place Plan Area										
		Albrighton			Hencott Pool, Fenemere, Sweatmere and Crose Mere, Brownheath Moss, Bomere and Shomere Pools, Berrington Pool.	G	K				
		Grafton and Newbanks			WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Brownheath Moss. Sweatmere and Crose Mere, White Mere, Cole Mere, WMM Clarepool Moss, Morton Pool and Pasture.	G	K				
		Montford Bridge West			WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool, Fenemere. Stiperstones SAC, Brownheath Moss, Sweatmere and Crose Mere.	G	K				
S16.4	Wider Rural Area: Shrewsbury Place Plan Area					G	K				
		CON006 saved Res			Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool.	G	K				
		CON005 saved Res			Stipertones and Hollies SAC, WMMM Bomere, Shomere and Betton Pools, Berrington Pool, Hencott Pool	G	K				
		Gonsal Quarry Extensions (M10/11) saved Mineral Site			Stiperstones and Hollies SAC, Bomere and Shomere Pools, Berrington Pool, Hencott Pool.	H	H				
S17	Wem Place Plan Area										
S17.1.	Development Strategy: Wem Key Centre		Dwellings and employment	w 89 2ha	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Cole Mere, White Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Oss Mere, Fenemere, Hencott Pool, Brown Moss SAC.	M/L	L	Policy contains specific mitigation wording. Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	y		Y
		WEM003 saved Res	Dwellings	100	As above	L	K	Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		WEM012 saved Res	Dwellings	10	As above	L	K	Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	y		Y
		ELR031 saved employment	Employment	4ha	As above	G	K				
	Schedule S17.1 (i). Residential Allocations: Wem Key Centre										
		WEM010	Dwellings	120	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Cole Mere, White Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Oss Mere, Fenemere, Hencott Pool, Brown Moss SAC.	L	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WEM025	Dwellings	30	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Cole Mere, White Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Oss Mere, Fenemere, Hencott Pool, Brown Moss SAC.	L	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WEM033	Dwellings	60	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Cole Mere, White Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Oss Mere, Fenemere, Hencott Pool, Brown Moss SAC.	L	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
S17.2.	Community Hubs: Wem Place Plan Area										
		Clive	Dwellings	w 18	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Brownheath Moss, White Mere, Cole Mere, WMM Clarepool Moss, Hanmer Mere, Llyn Bedydd, Fenemere, Hencott Pool.	G	L	Water cycle only- Red rating.	Y		
		Hadnall	Dwellings	w 12	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Brownheath Moss, White Mere, Cole Mere, WMM Clarepool Moss, Hanmer Mere, Llyn Bedydd, Fenemere, Hencott Pool.	G	K				
		Shawbury	Dwellings		Fenemere, Hencott Pool, Bomere and Shomere Pools, Berrington Pool, Brownheath Moss. Sweatmere and Crosemere, Fenns and Whixall etc. Mosses.	G	K				
		SHAW004 saved Res.	Dwellings	50		G	K				
	Schedule S17.2(i). Site Allocations: Community Hubs in the Wem Place Plan Area										
		CLV012 and CLV018	Dwellings	20	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Brownheath Moss, White Mere, Cole Mere, WMM Clarepool Moss, Hanmer Mere, Llyn Bedydd, Fenemere, Hencott Pool.	G	L	Water cycle only- Red rating.	Y		

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		HDL006	Dwellings	40	Fenns and Whixall etc. Mosses SAC, Sweatmere and Crose Mere, Brownheath Moss, White Mere, Cole Mere, WMM Clarepool Moss, Hanmer Mere, Llyn Bedydd, Fenemere, Hencott Pool.	G	K				
		SHA019	Dwellings	80	Fenemere, Hencott Pool, Bomere and Shomere Pools, Berrington Pool, Brownheath Moss.	H	K				
S17.3.	Community Clusters: Wem Place Plan Area					M	K	Policy contains specific mitigation wording. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		Grinshill			Fenemere, Hencott Pool, Brownheath Moss. Sweatmere and Crosemere, Cole Mere, White Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses.	G	K				
		Harmer Hill			Fenemere, Hencott Pool, Bomere and Shomere Pools, Berrington Pool, Brownheath Moss. Sweatmere and Crosemere, Cole Mere, White Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses.	L	K	Cole Mere within 11.7km - recreation impacts.	Y		Y
		Edstaston, Quina Brook, Northwood, Newton, Tilley and Aston			River Dee SAC, Hanmer Mere, Llyn Bededd, Quoisley Mere, Oss Mere, Brown Moss, Fenemere, Hencott Pool, Brownheath Moss. Sweatmere and Crosemere, Cole Mere, White Mere, WMM Clarepool Moss, Fenns and Whixall etc. Mosses.	L	K	Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
S17.4.	Wider Rural Area: Wem Place Plan Area	No saved SAMDev Plan or LP allocations.				G					
S18	Whitchurch Place Plan Area										
S18.1.	Development Strategy: Whitchurch Principal Centre		Dwellings	w 82	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	M/L	K	Policy contains specific mitigation wording. Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WHIT009 saved Res	Dwellings	500	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WHIT021 saved Res	Dwellings	60	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		WHT051 saved Res	Dwellings	60	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		ELR033 saved employment	Employment	8.5ha	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	G	K				
		ELR035 saved employment	Employment	11ha	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweat Mere and Crose Mere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	G	K				
	Schedule S18.1(i). Residential Allocations: Whitchurch Principal Centre										
		WHT014	Dwellings	70	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WHT037 & WHT044	Dwellings	200	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		WHT042	Dwellings	180	River Dee SAC, Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
S18.2.	Community Hubs: Whitchurch Place Plan Area					M/L	L	Policy contains specific mitigation wording. Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		Prees	Dwellings	w 29	Fenns and Whixall etc. Mosses SAC, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Fenemere)	L	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		PRE002/0011/012 saved Res	Dwellings	30	As above	L	K	Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y

SETTLEMENT & SITE GUIDELINES											
Policy No	Sub policy heading	Allocation Reference	Development Type	Size (No of dwellings or hectares of employment land. W = windfall)	International sites within 15km	Category	Water category (Severn Estuary)	Reason for category	AA required ? Y/N	Adverse effect on site integrity?	HRA required at planning application stage? Y/N
		PRE008 saved Res	Dwellings	40	Fenns and Whixall etc. Mosses SAC, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Fenemere.	L	K	Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
	Schedule S18.2(i). Site Allocations: Community Hubs in the Whitchurch Place Plan Area										
		PPW025	Dwellings	35	Fenns and Whixall etc. Mosses SAC, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Fenemere.	L	L	Water cycle- Red rating. Cole Mere within 11.7km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
S18.3.	Community Clusters: Whitchurch Place Plan Area	Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhal l.			Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd, Wybunbury Moss.	L/M	L	Water cycle- Red rating. Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		TIL001 saved Res	Dwellings	25	Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd.	L	K	Brown Moss SAC within 3.4km - recreation impacts. Cole Mere within 11.7km. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		TIL002 saved Res	Dwellings	13	Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd.	L	K	Brown Moss SAC within 3.4km - recreation impacts. Cole Mere within 11.7km. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		ASHP002 saved Res	Dwellings	8	Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd.	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
		PH004 saved Res	Dwellings	5	Fenns and Whixall etc. Mosses SAC, Chapel Mere, Quoisley Mere, Oss Mere, Brown Moss (SAC), Cole Mere, White Mere, Sweatmere and Crosemere, Clarepool Moss (SAC), Brownheath Moss, Hanmer Mere, Llyn Bedydd.	L	K	Brown Moss SAC within 3.4km - recreation impacts. Fenn's and Whixall etc. SAC within 10km - recreation impacts.	Y		Y
S18.4.	Wider Rural Area: Whitchurch Place Plan Area	No saved SAMDev or LP allocations.				G	G				
STRATEGIC SETTLEMENT POLICIES											
S19	Clive Barracks, Tern Hill		Mixed	c. 750, 6ha	Aqualate Mere, Cop Mere, Oss Mere, Brown Moss SAC, Fenn's and Whixall etc. SAC.	G	L	Water cycle only- Red rating.	Y		
S20	Former Ironbridge Power Station		Mixed	c. 1000, 6ha	Bomere and Shomere Pools, Berrington Pool	G	L	Water cycle only- Red rating.	Y		
STRATEGIC SITE POLICY											
S21	RAF Cosford		Development for MOD uses	c. 221ha	Aqualate Mere, Motte Meadows SAC	G	L	Water cycle only- Red rating.	Y		

Appendix 6: Other Plans and Projects Considered for In-Combination Effects

Plan or project	Date of Adoption	Does it allocate sites?	International sites initially screened in to HRA by both the other LP/Project and Shropshire DLP	Shropshire DLP Identified in-combination effects
Telford & Wrekin Local Plan 2011-2031	11 January 2018	Yes	<p>Cannock Chase SAC – NLSE alone or in combination, distance and policies.</p> <p>Midland Meres and Mosses Ramsar Site Phase 1 – Berrington Pool, Bomere and Shomere Pools NLSE alone or in combination.</p> <p>Midland Meres and Mosses Ramsar Site Phase 2 – Aqualate Mere, Hencott Pool and Cop Mere</p> <p>Mottey Meadows SAC NLSE alone of in combination for recreation</p> <p>Severn Estuary SAC</p> <p>Severn Estuary Ramsar</p> <p>Severn Estuary SPA</p> <p>Stiperstones screened out as >20km</p> <p>Concludes NLSE alone or in-combination through increased diffuse atmospheric pollution (policy wording).</p> <p>Overall conclusion NLSE alone or in combination.</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes see AA</p> <p>Yes see AA</p> <p>Yes see AA</p> <p>No</p>
Herefordshire Local Plan Core Strategy 2011 - 2031	15 October 2015	Yes	<p>In county:</p> <p>River Clun SAC screened out as downstream of SAC</p> <p>Downton Gorge SAC</p> <p>Outside boundary:</p> <p>Rhosgoch SAC,</p> <p>Severn SAC, SPA and Ramsar.</p> <p>Identified potential for significant in-combination effects with a number of plans on Downton Gorge SAC and Severn Estuary SAC/SPA/Ramsar site as a result of changes to water levels and water quality. These effects were again considered in more detail at the AA stage and it was concluded that the mitigation provided by Pre-Submission policies and current regulatory processes (EA Review of Consents), the SWDP will not have adverse in combination effects on the integrity of the identified European sites through reduced water levels or water quality.</p>	<p>No</p> <p>No</p> <p>No</p> <p>Yes see AA</p>

Cheshire West and Chester Local Plan (Parts one and two)	18 July 2019	Yes	<p>Berwyn and South Clwyd Mountains SAC, Ruled out diffuse air pollution</p> <p>River Dee and Bala Lake SAC – HRA of LP part 1 HRA screened out recreational pressure, water availability and reduced air quality. AA It is concluded that the Local Plan (Part Two) will not lead to adverse effects on the integrity of the River Dee and Bala Lake SAC, either alone or ‘in combination’ with other plans and projects through reduced water quality. The HRA can therefore conclude that the Cheshire West and Chester Local Plan Part Two would not lead to adverse effects on the integrity of the Berwyn and South Clwyd Mountains SAC.</p>	No Yes see AA
Local Plan Strategy 2010-2030 Site Allocations and Development Policies Document	27 July 2017 Draft published 19 August 2019	Yes	<p>West Midlands Mosses SAC (Wybunbury Moss) LSE Recreation</p> <p>Brown Moss SAC NLSE alone or in-combination due to distance and no hydrological connection, nearest site allocation is 8km</p> <p>Fenn’s, Whixall, Bettisford, Wem and Cadney Mosses SAC and Ramsar – 9km no LSE due to distance for recreation or no hydrological connection. Nearest site allocation proposed 12.2km plus lack of hydrological connectivity</p> <p>River Dee and Bala Lake SAC – 18km away and no hydrological connections to any watercourses that could be affected by development. Closest allocation being considered is more than 14.7 km away NLSE but new development could lead to an increased demand for water. LSE In-comb at AA</p> <p>Oakhanger Moss – LSE changes in water quantity/quality due to proximity of development. Airborne pollution including increased use of M6, recreation no integrity effect due to mitigation policies.</p> <p>Midland Meres and Mosses Phase 1 Quoisley Mere no hydrological LSE No road impacts due to DMRB after 50m emissions very low. NLSE</p> <p>Wybunbury Moss LSE for recreation. Traffic emissions screened out on distance. AA states no adverse effect on integrity due to recreation and general policies.</p> <p>Midland Meres and Mosses Phase 2 Oss Mere – NLSE potential nearest allocation is over 6.4km Chapel Mere NLSE at over 5km</p>	No No No Yes see AA No No No No

Wyre Forest District Local Plan Review to 2036	28 Feb 2019	Yes	No sites close enough for in combination effects. Fens Pools SAC c. 8.7km from boundary – NLSE alone or in combination.	No
South Worcestershire Development Plan 2006 to 2030 (joint plan for Malvern Hills District Council, Wychavon District Council and Worcester City Council)	25 February 2016	Yes	Downton Gorge SAC Severn Estuary SAC/SPA/Ramsar - The screening concluded that there is uncertainty with regard to the potential for significant in combination effects on Severn Estuary SAC/SPA/Ramsar as a result of changes water levels and changes to water quality. Based on the precautionary approach these issues were progressed through to the AA stage to be considered in more detail. The AA assessed that the mitigation provided by Pre-Submission policies and current regulatory processes (EA Review of Consents) would ensure that the potential impacts of proposed development on the water environment would be minimised. It was concluded that the SWDP will not have adverse in combination effects on the integrity of the identified European sites through reduced water levels or water quality.	No Yes see AA
Wrexham Unitary Development Plan 1996-2011 Local Development Plan 2013-2028	February 2005 Under examination 2020.	Yes	Berwyn SPA and Berwyn and South Clwyd Mountains SAC - The Preferred Strategy will have no likely significant effect upon Berwyn SPA or Berwyn and South Clwyd Mountains SAC from either recreational pressure or increased deposition of air pollutants, either alone or in combination with other plans and projects. River Dee and Bala Lake SAC - potential risks identified as a result of increased water abstraction NLSE Potential effects via wastewater. – LSE see section 5.2 Recommendation 1 clearly identifies the need for a more detailed policy wording to be agreed with NRW and DCWW for inclusion within the final Deposit Plan. Johnstown Newt Sites SAC - preferred strategy proposes an estimated 930 dwellings across the six settlements but does not provide any indication of distribution. It is considered unlikely that all 930 houses will be allocated within Rhosllanerchrugog but is entirely reasonable that an allocation of 300-400 houses <i>might</i> be identified in the later Deposit Plan. LSE Fenn's, Whixall, Bettisford, Wem and Cadney Mosses SAC and Ramsar - the Preferred Strategy does not make any	No Yes see AA No Yes see AA

			<p>provisions for new or improved roads near to these sites and is therefore also considered to have no likely significant effect upon these sites from increased deposition of air pollutants, either alone or in combination with other plans and projects. Only low numbers of windfall sites in vicinity of site so no LSE from recreation.</p> <p>Midlands Meres and Mosses (Phase 2) Ramsar (Hanmer Mere) - the Preferred Strategy does not make any provisions for new or improved roads near to these sites and is therefore also considered to have no likely significant effect upon these sites from increased deposition of air pollutants, either alone or in combination with other plans and projects.</p>	No
Powys Local Development Plan 2011-2026	April 2018	Yes	<p>Montgomery Canal SAC only one listed as in-combination with Shropshire LDF. Close to site allocations – <i>TD3 – Montgomery Canal and Associated Development</i> policy promoting restoration and multifunctional role, including as a site for Nature Conservation.2.5 and 5km buffers, much development within 5km. NLSE due to policy mitigation.</p> <p>Granllyn SAC Close to site allocations – mitigation measures proposed.</p> <p>Rhos-Goch SAC</p> <p>Berwyn and South Clwyd Mountains SAC/SPA – small site allocations close by plus potential from other policies.’</p> <p>Elenydd SAC – away from any allocated site</p> <p>Tanat and Vyrnwy Bat Sites SAC close to site allocations</p> <p>Downton Gorge SAC</p> <p>Johnston Newt Site SAC</p> <p>River Dee and Bala Lake screened out as separated by watershed.</p> <p>River Clun SAC too distant from planning area – screened out</p> <p>The Stiperstones and Hollies SAC Site vulnerabilities are largely land management and outside planning area. Screened out.</p> <p>Midland Meres and Mosses Ramsar Site too far outside planning area. Screened out.</p>	<p>Yes see AA</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes see AA</p> <p>No</p>
Shropshire North West Relief Road			<p>Project in development and supported but not allocated by Shropshire Council (Settlement Policy S16.1). Midland Meres and Mosses Ramsar Site Phase 2 - Hencott Pool lies to the north of the proposed route but currently at > 200m away.</p>	No.

			Project level HRA currently being researched before submission of planning application.	
Range of water infrastructure and resource related plans			Assessed via the Shropshire Water Cycle Study 2020 – Severn Estuary SAC/SPA and Ramsar Sites	Yes see AA
Montgomery Canal Conservation Management Strategy 2005			Montgomery Canal SAC management plan supported by NRW	Yes see AA.

Appendix 7:

SHROPSHIRE COUNCIL

Site Allocations & Management of Development Plan (SAMDev)

Pre-Submission Draft (Final Plan)

Mineral Allocations for the plan period 2012 – 2026

Habitats Regulations Assessment

March 2014

Shropshire Site Allocations & Management of Development Plan: Mineral
 Allocations for the plan period 2012 – 2026
 Habitats Regulations Assessment – March 2014

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Shropshire Site Allocations & Management of Development Plan: Mineral
Allocations for the plan period 2012 – 2026
Habitats Regulations Assessment – March 2014

1. Introduction

- 1.1 This HRA Report should be read in conjunction with the Core Strategy Development Plan Document: Habitat Regulation Assessment, Screening Report (March 2009), the Core Strategy Development Plan Document: Habitat Regulation Assessment, Stage 2 Report (February 2010) and the Site Allocations and Management of Development (SAMDev) Plan HRA FOR Site Allocations and Development Management Policies (February 2014).
- 1.2 The aim of this HRA Report is to assess the possible effect pathways between the allocated mineral sites in MD5a and b of the SAMDev Plan and Natura 2000 sites.
- 1.3 The HRA Screening Report (March 2009) and the HRA Stage 2 Report (February 2010) identified the Natura 2000 Designated Sites in and around Shropshire which could potentially be impacted by proposed plans or projects in the county. That information has been updated in Appendix 1 of the SAMDev allocations HRA (February 2014).

2. Allocated minerals sites in Shropshire

History of Mineral Allocations in Shropshire

- 2.1 Shropshire Council intends to allocate a number of mineral sites to provide ongoing supplies of sands and gravels for the Core Strategy plan period 2012 – 2026.
- 2.2 A call for potential sand and gravel sites was made in 2009 and the sites assessed here as allocations come from those submitted by mineral operators, land owners and agent in response to that call.
- 2.3 These allocations have been previously assessed in a document titled Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub Region by Entec (June 2010)¹.
- 2.4 The assessment document by Entec (2010) provides background information on each of the allocations. The document assessed 18 sites from which 3 have been drawn forward as allocations for Shropshire.
- 2.5 The assessment document by Entec (2010) does assess the land surrounding the potential allocations including identifying any designated sites in the surrounding area. It does not, however, identify potential effect pathways by which the potential allocations might impact upon those designated sites and does not go into the detail required for the

¹ Shropshire Council and Telford and Wrekin Council. Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub Region: Site Assessment Report by Entec UK Ltd, June 2010.

Shropshire Site Allocations & Management of Development Plan: Mineral
Allocations for the plan period 2012 – 2026
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HRA process. This HRA report relies on the information gathered by the site assessment document by Entec (2010).

The three mineral site allocations in Shropshire for 2012 - 2026

- 2.6 There are only 3 allocations in Shropshire for 2012 – 2026. These 3 sites are sufficient to address the sand and gravel needs of Shropshire for that period along with the sites which currently have planning permission.

Table 1: Potential mineral site allocations

Site Name	Grid Reference
Gonsal: North and South extensions (Condoover)	SJ 4847 0550
Morville extension	SO 6828 9333
Wood Lane North extension (Ellesmere)	SJ 4241 3317

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Site Information

2.7 Full details of the potential allocated sites can be found in the document Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub Region by Entec (June 2010)² in Figures 4.1 – 4.7 and Appendix A of that report.

3. Identifying Potential Effect Pathways

- 3.1 The particular vulnerabilities of each Natura 2000 Site in and around Shropshire, along with their reasons for designation are set out in the Core Strategy Development Plan Document: Habitat Regulation Assessment, Screening Report (March 2009) and the Core Strategy Development Plan Document: Habitat Regulation Assessment, Stage 2 Report (February 2010).
- 3.2 Table 2 describes the three mineral allocations, identifies any European Designated Sites within 10km and the potential effect pathways by which the proposed allocation could impact upon a European Designated Site.
- 3.3 Potential effect pathways have been identified for the allocated sites. Where no potential effect pathways have been found the sites have been screened out. For sites with potential effect pathways, further information has been sought.

Table 2: Potential Effect Pathways

Allocated Site	European Designated Site	Distance	Site Vulnerability	Potential Effect Pathways
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² Shropshire Council and Telford and Wrekin Council. Assessing Sand and Gravel Sites for Allocation in the Shropshire Sub Region: Site Assessment Report by Entec UK Ltd, June 2010.

Shropshire Site Allocations & Management of Development Plan: Mineral
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<p>MD5b Gonsal: North and south extensions</p>	<p>Midland Meres & Mosses Ramsar Phase 1 – Bomere, Shomere and Betton Pools</p>	<p>2.3km – 3.6km</p>	<p>Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance</p>	<p>Intervening habitat is a mosaic including large areas of farmed land.</p> <p>There are no surface water connections from Gonsal Quarry to the Ramsar sites. The Quarry is on the far side and downstream of Cound Brook, which runs through the valley between the quarry and the Ramsar Sites.</p> <p>The nearest point of the northern quarry extension is c. 2.3 km from the catchment of Bomere, Shomere and Betton pools. These sites are on perched water tables. Condover Quarry, which lies immediately adjacent to Bomere and Shomere pools, appears not to have affected water levels in the EU sites. Condover Quarry lies between Bomere Pool and Gonsal Quarry. In view of the above there should be no adverse hydrological effects on Bomere, Shomere or Betton Pools.</p> <p>There should be no impact from dust from Gonsal Northern and Southern Extensions as they are >1km from the nearest Ramsar Site.</p> <p>Traffic levels are unlikely to be significantly higher than current levels and the nearest road likely to be used by quarry vehicles is 1km away from the Ramsar site, making traffic emissions unlikely to have a negative effect. Therefore, no likely significant effect identified.</p>
	<p>Midland Meres & Mosses Ramsar Phase 1 – Berrington Pool</p>	<p>3.7km – 4.7km</p>	<p>Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation and erosion.</p>	<p>- Intervening habitat is a mosaic including large areas of farmed land.</p> <p>There are no surface water connections from Gonsal Quarry to the Ramsar site. The Quarry is on the far side and downstream of Cound Brook, which runs through the valley between the quarry and the Ramsar Sites.</p> <p>The nearest point of the surface water catchment for Berrington Pool to the northern extension is 3.2km. In view of the above there</p>

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				<p>should be no adverse hydrological effects on Bomere, Shomere or Betton Pools.</p> <p>There should be no impact from dust from Gonsal Northern and Southern Extensions as they are >1km from the nearest Ramsar Site.</p> <p>Traffic levels are unlikely to be significantly higher than current levels and the nearest road likely to be used by quarry vehicles is 3.5km away, making traffic emissions unlikely to have a negative effect.</p> <p>Therefore, no likely significant effect identified.</p>
MD5b Gonsal: North and south extensions	The Stiperstones & The Hollies SAC	9.3km	Site sensitive to inappropriate grazing levels & afforestation as well as recreational pressure.	No potential effect pathways identified
MD5b Morville extension	Nearest Natura 2000 site is over 20km away (Berrington Pool)	-	-	No potential effect pathways identified
MD5a Wood Lane North extension	Midland Meres & Mosses Ramsar Phase 1 – White Mere	410m	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	<p>Potential impacts from dust possible as White Mere lies 410m from the nearest point of the extension. The smallest particles could reach the Mere.</p> <p>There are no hydrological connections as White Mere lies on a perched water table and there are no surface water connections to the extension. In view of the above there should be no adverse hydrological effects on White Mere.</p> <p>Quarry traffic may pass close to White Mere on the busy A528, however recent (2013) road drainage improvements will greatly decrease sediment entering the Mere compared with previous levels.</p>

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MD5a Wood Lane North extension	Midland Meres & Mosses Ramsar Phase 2 – Colemere	170m	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	<p>A drainage ditch runs part way along the northern boundary of the proposed extension and groundwater flows from the proposed extension towards Colemere. Pollution incidents within the extension could adversely affect water quality. Disturbance of the surface and groundwater catchment could adversely affect the water levels. The Shropshire Union Canal and Baysil Wood lie immediately to the north of this potential mineral allocation and connect to the designated site at Colemere.</p> <p>Further consideration of hydrological information and an appropriate assessment will be required.</p> <p>Potential impacts from particulate matter possible as Colemere lies only 170m from the nearest point of the extension.</p>
	Midland Meres & Mosses Ramsar Phase 1 – Clarepool Moss	1km	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	<p>There should be no impact from dust from the North Extension as it is 1km from Clarepool Moss.</p> <p>There are no surface water connections from Wood Lane North Extension to Clarepool Moss. Groundwater appears to flow towards Colemere and the quarry extension is beyond Colemere. In view of the above there should be no adverse hydrological effects on Clarepool Moss.</p>
	West Midland Mosses SAC - Clarepool Moss	1km	Habitats sensitive to scrub encroachment and recreational disturbance.	<p>There should be no impact from dust from the North Extension as it is 1km from Clarepool Moss.</p> <p>There are no surface water connections from Wood Lane North Extension to Clarepool Moss. Groundwater appears to flow towards Colemere and the quarry extension is beyond Colemere. In view of the above there should be no adverse hydrological effects on Clarepool Moss.</p> <p>The north extension will not adversely affect recreational pressure on Clarepool Moss.</p>

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	Midland Meres & Mosses Ramsar Phase 2 – Sweat Mere & Crose Mere	2.1km	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	Intervening habitat is a mosaic including large areas of farmed land. There should be no impact from dust from the North Extension as it is >1km from the Meres. In same surface water catchment as the quarry extension but water apparently drains from higher ground to south and drains from these sites eastwards. In view of the above there should be no adverse hydrological effects on Sweat Mere and Crose Mere.
	Midland Meres & Mosses Ramsar Phase 2 – Brownheath Moss	4.3km	Site sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	Intervening habitat is a mosaic including large areas of farmed land. Impacts not anticipated as Brownheath Moss is in a separate surface water catchment. Dust will not adversely affect the site as it is >1km away.
	Midland Meres & Mosses Ramsar Phase 2 – Fenn's, Whixall, Bettiesfield, Cadney & Wem Mosses	4.2km	Habitats present are sensitive to alterations in water level, especially lowering of water table. Some evidence of siltation having an adverse effect. Above critical load for ammonia, emitted by poultry farms, agriculture and industry	Environmental Network formed by the Shropshire Union Canal and associated habitats links this potential mineral allocation to the designated site. However, the proposed quarry extension is not in the same catchment as the Mosses. The Shropshire Union Canal is clay lined and effectively isolated from the catchment, other than it discharges into Colemere. In view of the above there should be no adverse hydrological effects on Fenn's, Whixall, Bettiesfield, Cadney & Wem Mosses. There should be no impact from dust from the North Extension as it is >1km from the Mosses. No other impacts anticipated at this distance

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	Midland Meres & Mosses Ramsar Phase 2 – Hanmer Mere	6km	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	Intervening habitat is a mosaic including large areas of farmed land Impacts not anticipated– Hanmer Mere is not in the same catchment as the proposed extension.
	Midland Meres & Mosses Ramsar Phase 2 – Llyn Bedydd	7km	Sites sensitive to invasive species, water quality issues, nutrient enrichment, sedimentation, erosion, & recreational disturbance	Intervening habitat is a mosaic including large areas of farmed land Impacts not anticipated– Llyn Bedydd is not in the same catchment.
	River Dee and Bala Lake SAC	9.7km	Habitats and species sensitive to water quality, quantity and flow rate including siltation	No surface water connections. No adverse effects anticipated at this distance

4. Summary of findings

‘Screening out’ of Potential Mineral Allocations from the HRA Process

4.1 Any potential mineral allocations where no Natura 2000 Sites are present within 10km have been ‘screened out’ of the HRA process at this stage since it can be concluded that **the allocation of these sites for sand and gravel quarrying would not have a significant effect on the integrity of any Natura 2000 Site.**

4.2 The following site has been screened out due to being over 10km from the nearest Natura 2000 Site:

- Morville extension

4.3 Mineral allocations where Natura 2000 Sites are present within 10km but where no potential effect pathway has been identified by which the designated site might be impacted by quarrying in that location can also be ‘screened out’ of the HRA process at this stage. The following mineral allocation has been screened out as there is no likely significant effect on Natura 2000 Sites. This is:

- Gonsal North and South Extensions

Mineral Allocations which cannot be ‘Screened Out’ of the HRA Process

4.4 There is one mineral allocation, Wood Lane North Extension, which cannot be ‘screened out’ of the HRA process at this stage and either

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requires counter-acting measures and then re-screening or needs to go forward to Appropriate Assessment.

- 4.5 The potential effect pathways by which this mineral allocation has the potential to impact upon a Natura 2000 Site relate particularly to impacts on the water catchment water quality and air borne dust.

5. Likely significant effects of the allocation of Wood Lane North Extension on Natura 2000 sites

Potential effect pathways have been identified for two Natura 2000 (Ramsar) Sites – White Mere and Colemere. The key effect pathways are:

- a) disturbance of ground or surface water flows leading to reduced or raised water levels in the Ramsar Sites,
- b) reduced water quality due to pollution incidents in the proposed extension,
- c) increased sedimentation in water bodies and,
- d) adverse effects of dust.

The SAMDev Plan for site allocations HRA (Feb 2014) contains a map showing Natura 2000 sites in the Ellesmere area (Map 2).

5.1 White Mere

a) Water levels. The North Extension lies 410m to the east of White Mere. Natural England surface water catchment data shows the Wood Lane Quarry and proposed North Extension within the same catchment as White Mere. However, more detailed information is provided in a report produced by the TG Group titled 'Wood Lane Zone II Quarry & Landfill, Ellesmere, Shropshire, Environmental Impact Assessment of Time Extension, Geology, Hydrogeology & Hydrology' December 2010, prepared by TerraConsult, submitted with planning application reference 10/05561/EIA.

The Upper Boulder clay caps the higher ground in a 'crescent' to the south, west and north of the Wood Lane quarry complex. White Mere is situated on the clay to the north-west of the site. The quarry, Cole Mere and the land to the east and south east of the site are on ground underlain by fluvio-glacial deposits (sands, gravels, silts and clays);

The relationship of White Mere to the local surface and groundwater systems has been investigated by the EA (2003). White Mere appears to be hydrologically isolated from local groundwater and surface water and is perched on a layer of

boulder clay within its own limited topographical catchment. The EA study concluded that the inflows to White Mere are entirely dependent on local runoff from a small catchment and that the discharges from the mere are by evaporation and seepages into the ground water system. There are no watercourses feeding into or draining from White Mere (other than the overflow when water levels are high enough, to the Shropshire Union Canal). Hence White Mere appears to be hydrologically isolated from the North Extension.

b) Reduced water quality in White Mere. As White Mere is hydrologically isolated from the proposed extension, pollution incidents such as spillage of oil or chemicals should not affect water quality.

c) Increased sedimentation in White Mere. The entrance to the Wood Lane complex lies around 300m south of White Mere on the busy A528. Throughout the many years of quarry activity, mitigation measures to prevent sediment being taken out on to the road by quarry traffic have been in place. The LPA would expect best practice to be followed in future under policy MD5 and MD17. Sediment entering White Mere from the A528 has been recognised as a problem by Natural England and Shropshire Council's Highways section. In 2013, under a joint project, SC Highways have installed two new sediment traps collecting the road run-off adjacent to White Mere and NE have produced wetland SUDs features on the bank of the Mere to provide additional filtering. These additional improvements should reduce the sediment levels entering the Ramsar Site from the A528. Extraction of mineral from the proposed extension would not be expected to commence until extraction from the existing quarry site has ceased. Therefore an increase in traffic movements would not be expected.

d) Adverse effects of dust. White Mere is just over 410m from the closest corner of the North Extension site, separated by farm land and previously quarried areas. Minerals Policy Statement 2 (now replaced by the NPPF) stated that:

'Effects of dust will depend on the prevailing wind direction and the transport distance is related to particle size;

- Large particles (>30 micrometres) will mostly deposit within 100m of the source.
- Intermediate particles (10-30 micrometres) are likely to travel up to 200-500m
- Smaller particles (<10 micrometres) can travel up to 1km from the source.'

The wind rose from Shawbury indicates that the prevailing wind is south-westerly and so would tend to blow dust away from White

Mere. It is likely at over 400m, that only the smallest particles could reach White Mere. Dust emissions are already controlled on the site for the existing quarry and best practice measures will be required at the planning application stage under MD5 and MD17.

5.2 Cole Mere

a) Water levels. The North Extension lies at its closest point 170m to the west of Colemere. Natural England's surface water catchment data shows the Wood Lane Quarry and proposed North Extension within the same catchment as Colemere. However, more detailed information is provided in the report produced by the TG Group titled 'Wood Lane Zone II Quarry & Landfill, Ellesmere, Shropshire, Environmental Impact Assessment of Time Extension, Geology, Hydrogeology & Hydrology' December 2010, prepared by TerraConsult, submitted with planning application reference 10/05561/EIA.

The surface water catchment for Colemere was estimated from OS mapping and extends to about 4km² of which about 0.3km² lies in the Wood Lane complex. A minor stream enters Colemere at its north-western corner in the vicinity of Little Mill. A water course carries a discharge from the mere and is the source of the River Roden. There is also an inflow from the Shropshire Union Canal to Colemere. There are no natural surface water features within the Wood Lane Complex. Neither are there any surface water drains or streams linking the complex to any surface water body outside of it. However, a ditch follows the line of the eastern half of the northern boundary, and it is unclear if this is on or outside the boundary. The ditch carries water south-east down a small valley away from Colemere. Surface water within the base of the active quarry is a result of groundwater ingress into the workings. During working, water is abstracted and recharged to ground water via lagoons elsewhere in the quarry. The groundwater levels across the site, including the proposed extension, are monitored in a number of piezometers and evidence from these has informed the following:

The groundwater body is contained within the glacial and more recent drift deposits. The area in which the quarry complex is located is on or close to the topographic divide between the Roden and Perry river catchments and consequently there is likely to be groundwater flows broadly towards both these water courses. However, the quarry complex appears to be located just inside the catchment area of the River Roden and consequently the general flow direction from it is anticipated to be towards the east (i.e. towards Colemere). The flow is in the direction of the hydraulic gradients that generally slope towards surface watercourses. The quarry complex is thus in a recharge area with

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the streams and meres (except White Mere) being in discharge zones.

The direct effect of de-watering on the water-table is localised and short-term being limited to the period when digging extends below the water-table. No significant losses occur during this operation. It is proposed that the depth of working in the extension area can be limited to above the water table eliminating the need for de-watering.

In view of the above, following more detailed information and analysis of water movements to inform any necessary avoidance or mitigation measures at the planning application stage, impacts on water levels should be avoided.

b) Reduced water quality in Cole Mere. Groundwater quality is monitored within a number of the perimeter monitoring boreholes around the site at a frequency and for contaminant species agreed by the Environment Agency and specified in the site Environmental Permit. The continuation of landfill operations in the Wood Lane complex received an Environmental Permit in 2009, following a detailed HRA.

For operations on site, pollution prevention measures are already in operation and these would be expected in future to continue to follow current best practice. For any works proposed in the Northern Extension a comprehensive management plan to prevent pollution of the groundwater would be required under policies MD5 and MD17 for the planning application.

c) Increased sedimentation in Colemere. As there are no surface water courses connecting the extension to Colemere, no sedimentation is anticipated.

d) Adverse effects of dust. At its closest point, the proposed Northern Extension is only 170m from Colemere Ramsar Site. Using the figures quoted above, there is a possibility that intermediate and small particles of dust from the workings could reach Colemere. As the prevailing wind is south-westerly, much of the dust would either spread north east of Colemere or fall on its westernmost end. However, there is a belt of trees to the north of the Extension, before the Ramsar is reached.

Past and current quarrying operations have been implemented using mitigation methods for dust. Under Development Management policies MD5 and MD17 a detailed and stringent mitigation management plan would be required at the planning application stage.

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5.3 Conclusion of Habitats Regulations Assessment for the Wood Land site allocation

Under Development Management policies MD5 and MD17, detailed information and analysis of water movements, and stringent mitigation management plans will be required at the planning application stage to remove any adverse impacts from dust, sediment and changes in water levels or quality. An Appropriate Assessment will be required at the planning application stage and under policy MD5 and National Planning Policy Framework 119, permission will not be granted if it cannot be ascertained that the development will not adversely affect the integrity of Natura 2000 Sites. Therefore it can be concluded that sufficient controls are in place within the SAMDev Plan to ensure that there will be no likely significant adverse effects on Natura 2000 sites as a result of the minerals allocations.

6. Next steps in the Habitats Regulations Assessment process

- 6.1 Natural England must be formally consulted on Habitats Regulations Assessments of forward plans under the process set out within the Conservation of Species and Habitats Regulations 2010.
- 6.2 This HRA Report and its conclusions can only be adopted by Shropshire Council once Natural England has been formally consulted and their comments received and taken into account.

7. Conclusions

- 7.1 Out of the three mineral allocations considered in the Habitats Regulations Assessment Report it can be concluded that 2 will have no likely significant impact on any Natura 2000 site.
- 7.2 For the remaining mineral allocation effect pathways have been identified by which sand and gravel extraction might have the potential to impact upon Natura 2000 sites.
- 7.3 This site is formally allocated within the Site Allocations and Management of Development DPD and it will still need to be subject to a planning application to the Local Planning Authority prior to development commencing.
- 7.4 At the planning application stage the Wood Lane North extension (Ellesmere) will need to be subject to a full Appropriate Assessment under the Habitats Regulations Assessment process set out within the Conservation of Species and Habitats Regulations 2010 and to formal consultation with Natural England.

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- 7.5 Formal allocation of this mineral site which cannot be 'screened out' within the Site Allocations and Management of Development DPD does not reflect a commitment from Shropshire Council to grant planning permission when a planning application is subsequently made. **If it should prove not possible for the developer to show, to the satisfaction of Shropshire Council and Natural England and beyond reasonable scientific doubt, that the proposed quarrying activity would not have an adverse effect on the integrity of any Natura 2000 Site then Shropshire Council will refuse planning permission.**