G11 Shropshire Council Annual Monitoring Report (AMR) 2013-14 2014-15

Evidence Document submitted by Telford & Wrekin Council post Submission

Telford & Wrekin Council wishes to submit this document to examination, with reference to the council's response to Matter Q7.4 of the Inspector's Matters, Issues and Questions (MIQs) and the TWLP Submission Document Policy ER4

12th October 2016

Shropshire Council

Authority's Monitoring Report (AMR)
2013-14
2014-15

November 2015

EXECUTIVE SUMMARY

This Authority's Monitoring Report (AMR) covers the Shropshire Council area over the period 1 April 2013 to 31 March 2014 and 1 April 2014 to March 2015. The AMR reviews progress made towards preparing new Local Plan policies and assesses the implementation of adopted planning policies.

Context

Shropshire is a large, diverse but predominantly rural, inland county. The County is one of most sparsely populated counties in England. It has a total population of 310,100 (2014 Mid-Year Population Estimate, Office for National Statistics). 64% live in urban areas and 36% live in dispersed rural villages and hamlets, and the countryside. Shrewsbury is the largest settlement and contains about a quarter of the total population. The main market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population.

The natural environment of Shropshire is very diverse; stretching from the Shropshire Hills designated Area of Outstanding Natural Beauty in the south through to the Shropshire plain in the north east.

Progress

Progress has been made in a number of areas in the reporting years. The Site Allocations and Management of Development (SAMDev) Plan was submitted to the Secretary of State for examination on 1 August 2014 with three weeks of hearing sessions taking place in November/December 2014. The Inspector's Report was received by the Council on 30 October 2015. The Inspector concluded that the Plan, subject to the inclusion of a number of recommended main modifications, was legally compliant and 'sound'.

The Much Wenlock Neighbourhood Plan was adopted by Shropshire Council on 17 July 2014 following referendum in May 2014. Bicton parish, Shifnal parish, and Stoke upon Tern parish have been formally designated as Neighbourhood Areas for the purpose of preparing a Neighbourhood Plan. Consultation has also taken place on designating the parish of Market Drayton and surrounding areas and Woore parish as Neighbourhood Areas in 2015.

Policy Implementation

Data and commentary in this AMR focusses on the policies in the adopted Core Strategy covering the Shropshire Council area. A number of 'saved' policies from the previous District, Borough and County Councils remain in place and a schedule of the 'saved' Local Plan policies is contained within the Appendices for reference but these have not been reported on specifically. The 'saved' policies will be replaced on adoption of the SAMDev Plan.

To make the AMR easy to follow, the indicators are presented on a thematic basis based on the chapters in the Core Strategy, along with supporting analysis and interpretation. The key findings are summarised below:

Creating Sustainable Places

- There were 1079 net additional dwellings built in Shropshire during 2013-14 and 1155 completed 2014-15. These completions represent increases on previous years. Since 2006, 9500 net additional dwellings have been built.
- There have been 2239 dwellings completed in Shrewsbury, 4165 in the Market Towns and Key Centres and 3096 in the rural areas since 2006.
- The percentage split of development so far in the Plan Period is 23.5% in Shrewsbury, 44% in the Market Towns/Key Centres, and 32.5% in the rural areas. This broadly reflects the aims of Core Strategy Policy CS1.

Meeting Housing Needs

- In 2014-15, 324 affordable dwellings were completed. A significant increase on the 152 completed in the previous year.
- 60% of housing development took place on Brownfield land in 2014-15.
- 19 new gypsy and traveller pitches were permitted in 2013-14.

A Prosperous Economy

- There is a strategic supply of 418 hectares of employment land over the Plan Period 2006-26.
- Over 67 hectares of employment land has been developed for Class B business uses in the Plan Period so far (up to 2013).

Environment

- A total of 17 planning applications were objected to by the Environment Agency on flood risk grounds during the reporting year 2013-2014. 10 went on to gain planning permission. In each case, conditions were attached to the permissions to ensure that mitigation measures were introduced to deal with the relevant flood risk issues.
- In 2013/14 a total of 83 applications were refused on the grounds of not meeting the sustainable development and design requirements of Policy CS6.
- A total of 82 applications for renewable energy installations were approved in 2013-14.

Minerals & Waste

- Shropshire's mineral resources supply both local markets and contribute specialist materials to regional and national markets.
- Sufficient crushed rock aggregate resources are already available from permitted sites, but although the landbank remains well above the minimum guideline, additional sand and gravel resources are required to provide for flexibility and local competition. The success of policies which support the increased use of alternative aggregate materials remains difficult to measure because of the lack of data available.
- The available capacity at municipal/commercial & industrial waste management facilities is more than sufficient to manage the quantity of waste generated in Shropshire (equivalent self-sufficiency). The capacity of facilities equates to 122% (for municipal) and 224% (for commercial & industrial) of the amount of waste actually generated in Shropshire,

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Introduction:

1. The Authority's Monitoring Report (AMR) monitors the effectiveness of adopted planning policies and progress towards the adoption of new policies. It also reports on the Council's progress in Neighbourhood Planning, Community Infrastructure Levy (CIL) and the Duty to Co-operate. This AMR is a hybrid: for the housing completions and commitments this AMR brings the data up to 31 March 2015 whilst for other indicators the period covered is up to 31 March 2014. This reflects that the housing information for the 2014-15 monitoring period has recently become available. Those elements not reported on for the period up to March 2015 will be reported on as part of next year's report.

2. The AMR plays an important role in understanding the performance of the Shropshire Council Core Strategy (adopted Feb 2011) whilst also providing evidence for the Site Allocations and Management of Development (SAMDev) Plan and reviews of the Plan. The AMR covers a range of housing, employment, retail and environmental issues.

3. The AMR covers the period from **1 April 2013** to **31 March 2014** and **1 April 2014** to **31 March 2015** for housing.

Monitoring and emerging LDF policies:

4. The requirement to produce an AMR is set out in Localism Act 2011 under section 113. Unlike under the previous regulations, there is no longer a requirement to submit the AMR to the Secretary of State and report on a series of national 'core output' indicators. The Shropshire Council AMR is based on the monitoring framework established in the Core Strategy.

5. The monitoring of planning policies through the AMR helps establish what has happened on the ground and how planning policies have affected new development. Commentaries accompanying each element of monitoring information and data will help the Council to gauge the effectiveness of the Core Strategy policies.

6. The AMR is a key part of the planning system and helps to address questions like:
   - Are policies achieving their objectives and in particular are they delivering sustainable development?
   - Have policies had unintended consequences?
   - Are the assumptions and objectives behind policies still relevant?
   - Are the targets being achieved?

Layout of the Report:

7. The report is set out into three main sections:

   - Section One: Sets out the context by giving an account of the characteristics of Shropshire and its relationship to adjoining areas.

- Section Two: Reports on progress in plan making, Neighbourhood Planning, Community Infrastructure Levy (CIL), and cross boundary issues including the Duty to Co-operate.

- Section Three: Summarises performance of the Core Strategy against the monitoring indicators with a brief commentary to expand on the data presented. There is also a statement on the five year land supply, SHLAA and prevailing affordable housing target.

Section One: Context

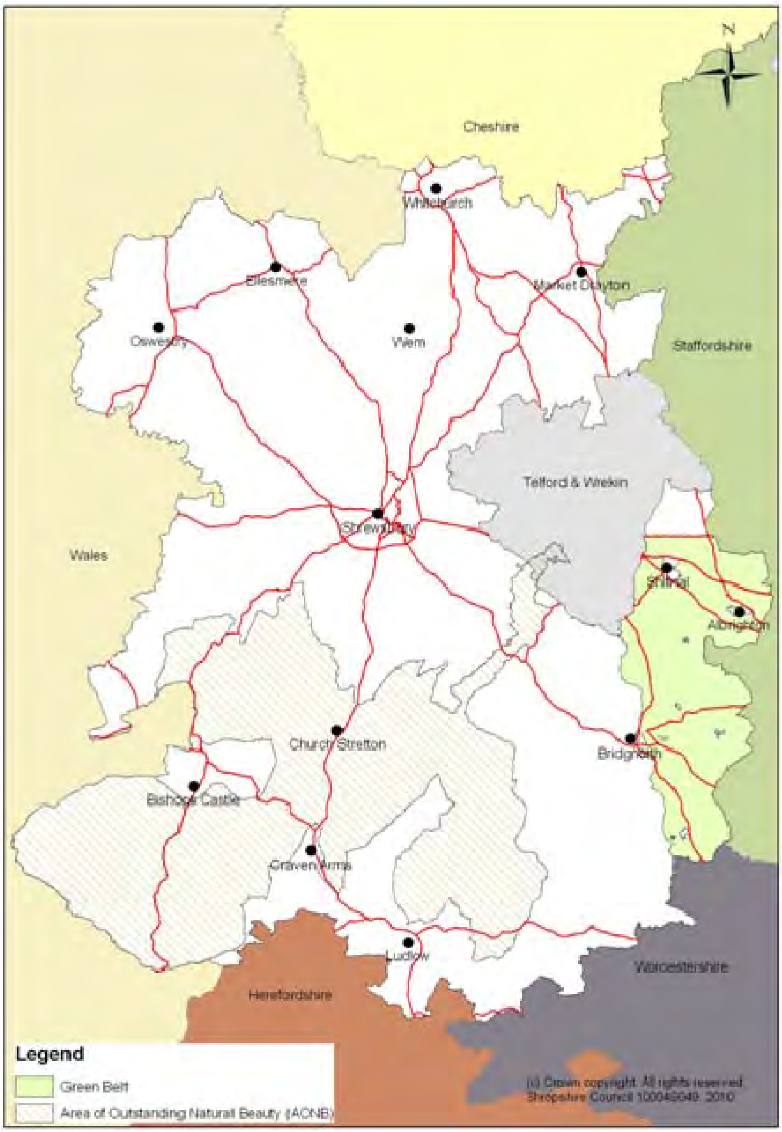


Figure 1: Map of Shropshire

8. Shropshire is a large, diverse, predominantly rural inland county, situated in the far western corner of the West Midlands, on the border with Wales. The Shropshire Council area covers approximately 320,000 hectares, 94% of which is classed as rural and 6% urban. Around one third of the County is upland,

mostly to the south and west and almost 81,000 hectares are designated as the Shropshire Hills Area of Outstanding Natural Beauty (AONB). To the south east, land between the River Severn and the Shropshire border forms part of the West Midlands Green Belt.

Communities:

People and Places

9. With a total population of 310,100 (2014 Mid-Year Population Estimate, Office for National Statistics) and only 0.96 persons per hectare, Shropshire is one of the most sparsely populated counties in England. Shrewsbury is the county town and as the largest settlement with about a quarter of the total population, it acts as the main commercial, cultural and administrative centre for Shropshire. The market towns of Oswestry, Bridgnorth, Market Drayton, Ludlow and Whitchurch are much smaller and together contain about 20% of the total population. They provide a range of facilities and services for their resident communities and surrounding rural hinterlands. There are a further 13 smaller market towns and key centres. In the rural areas population is spread widely and sparsely with many small settlements, hamlets and dispersed dwellings within the countryside. Overall, around 35% of the population live in rural areas.

Housing and Health

10. There are 129,674 households in Shropshire (2011 Census, ONS, Total Households). Housing affordability is a key issue. The area has a significant and diverse Gypsy and Traveller population, with varying needs and a large number of small, long term unauthorised sites. Life expectancy for males and females in Shropshire is significantly higher than the national figure and all age mortality for males and females is significantly lower.

Education and Training

11. Educational attainment in Shropshire is high and consistently above the national average. Accessibility to further and higher education sites is a key issue in such a rural County. Currently, many young people leave Shropshire to undertake formal higher education courses and their out-migration is a serious problem for local economic development.

Community Safety

12. Shropshire is generally a low crime area. All types of recorded crime are greatest in the main centres of population. Fear of crime is low, with the vast majority of Shropshire residents feeling very safe within their neighbourhood.

Economy

13. The characteristics of Shropshire's labour force and economy, in part, reflect the rural nature of the County. In 2014 144,100 residents aged 16-64 were in employment. Shropshire has a predominantly small business economy, with 91% of businesses employing fewer than 10 staff. Health is the largest employment sector, accounting for 18% of Shropshire jobs. Retail, education and manufacturing also all account for around one in ten jobs. Unemployment rates are traditionally low, but the Jobs Seekers Allowance (JSA) claimant rate

rose to 3.2% at the height of the recession in February 2010. The JSA claimant rate has now fallen back to 1.1% (May 2015). Identified business growth sectors include: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing. Shropshire Council forms part of the Marches Local Enterprise Partnership (LEP) along with Herefordshire and Telford & Wrekin.

Town Centres

14. Shrewsbury is an important sub-regional centre and is ranked as one of the top ten retail centres in the West Midlands. It serves a catchment of around 180,000 people within a 20 minute drive time. Oswestry is Shropshire's second largest centre and the largest market town, with a retail turnover significantly greater than that of the other market towns.

Tourism

15. Tourism is an important part of the local economy, with over 11 million visitor trips each year. Overall, tourism directly supports over 8,000 full time equivalent and more than 6% of all Shropshire-based jobs are tourism related. Much of Shropshire's appeal is due to it being a tranquil rural area with attractive countryside and high quality local food products, where a range of leisure activities such as walking and cycling can be enjoyed.

Transport and Accessibility

16. Shropshire is linked to the national motorway system by the M54/A5 which runs east-west between Oswestry, Shrewsbury, Telford and the M6. This route, continuing to North Wales and Holyhead, is part of the Trans European Network. A number of rail lines provide links with the West Midlands, mid and south Wales, Cheshire, Merseyside, Manchester and Herefordshire. Shrewsbury is a key rail hub. There are 16 rail stations in the County. Shropshire has a fairly extensive bus network. However, a dispersed population, long distances and high levels of car ownership in rural areas makes it difficult to provide bus services that are economical and convenient.

<u>Environment:</u>

Natural Environment

17. The great diversity of underlying rock types means that Shropshire possesses one of the richest and most varied landscapes in England. The countryside ranges from the gently undulating landscape in the north through the low lying fertile valleys of the meandering River Severn and its tributaries to the distinct hills and open, windswept moorlands of the south. The nationally designated landscape of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) covers 23% of the county in the south. The Shropshire landscape is a key economic asset creating not only an attractive place to live and work but also an important tourist destination.

Historic Environment

18. Shropshire possesses a rich and important historic environment. Heritage assets range from Bronze Age ring ditches and Iron Age hill forts, to a major Roman city at Wroxeter, Offa's Dyke and important areas of industrial and archaeological interest, including part of the Ironbridge Gorge World Heritage Site and the Pontcysyllte Aqueduct and Canal World Heritage Site. The richness of Shropshire's historic environment is reflected in the number of designated heritage assets. There are 6,849 listed buildings, 437 Scheduled Ancient Monuments, 34 Registered Historic Parks and Gardens (including 3 which are cross-border) and a Registered Historic Battlefield. The wider value of historic landscapes and townscapes is recognised through the designation of 120 Conservation Areas in Shropshire, together with the wealth of non-statutory designated heritage assets recorded on the Historic Environment Record.

Climate Change

19. Climate change is recognised as possibly the greatest threat facing the world today. Impacts that have been identified for Shropshire include: higher temperatures, with potentially a 4^0c increase by 2080, increased winter rainfall of up to 20% by 2080 and decreased summer rainfall of up to 30% by 2050. These changes are expected to result in building and infrastructure damage from extreme weather events, loss of biodiversity and landscape character, and impact on agricultural practices leading to increased water demand and increased health risks from higher summer temperatures.

Water Environment

20. Flood risk is a key issue in Shropshire and in some areas is a significant constraint to new development. In addition to the River Severn and its tributaries, runoff has increased as agriculture has intensified and we have built more roads and houses, which has degraded the natural permeability of the landscape and reduced its capacity to retain water. The area contains significant quantities of groundwater which is used extensively to provide water for agriculture, industry and local domestic supply. Heavy abstraction has resulted in falling groundwater levels and had an adverse impact on watercourses and wetlands.

Minerals and Waste

21. Shropshire is an important area for mineral resources and has a significant mining heritage. Shropshire's mineral resources are supplied to both local markets and the wider area, particularly in the case of crushed rock and fire clay, where materials supply both regional and national markets. The aggregates industry is the most active sector and Shropshire currently supplies sand and gravel resources sufficient to meet the entire target for the sub-region, which includes Telford and Wrekin. Whilst recycling levels for household waste have increased rapidly, the majority of Shropshire's waste is still being landfilled. However, there is now only one small landfill site operating in

Shropshire and most waste is sent for disposal in adjacent local authorities, particularly Telford and Wrekin.

A more detailed spatial portrait of Shropshire can be found in the Shropshire Council Core Strategy via www.shropshire.gov.uk/corestrategy.

Section Two: Progress

a) Progress towards preparation of new planning policies

Core Strategy

22. The Core Strategy, which sets out the strategic policy framework until 2026, was adopted by Shropshire Council in February 2011 following a public examination in 2010. The Council has also published an assessment of the Core Strategy's conformity with the new requirements set out in the National Planning Policy Framework (March 2012). The Core Strategy was found to be in general conformity with the new requirements of the NPPF. The Core Strategy can be downloaded via: www.shropshire.gov.uk/corestrategy.

SAMDev

23. The second part of the new 'Local Plan' for Shropshire is the Site Allocations and Management of Development (SAMDev) Plan. The SAMDev Plan sets out land allocations for new development and more detailed policies for determining planning applications. The SAMDev Plan has been subject to a number of consultation stages as follows:

- Issues and Options (April - June 2010);
- Preferred Options (March - July 2012);
- Draft Development Management Policies (January – March 2013)
- Revised Preferred Options (July - August 2013)
- Pre submission draft publication (March – April 2014)

24. The preparation of SAMDev has required close working with local communities to identify Community Hubs and Community Clusters and the housing and employment land requirements. Community Hubs and Community Clusters will be rural settlements that have the potential to be stronger social, economic and environmentally sustainable communities. It is a community-led, bottom-up approach that is responsive to communities' own priorities, that recognises sustainability is based on many factors, including the presence of employment, affordable housing, facilities and services, but also intangible assets such as social fabric. This approach has necessitated taking longer than envisaged to prepare the SAMDev Plan at the start of the plan preparation process.

25. The Pre Submission Draft consultation took place in March 2014 followed by submission to the Secretary of State on 1 August 2014. Three weeks of examination hearing sessions took place in November and December 2014. A consultation on Proposed Main Modifications took place in June and July 2015

with a consultation on Further Proposed Main Modifications taking place in August.

26. The Council received the Inspector's Report on the SAMDev Plan on 30 October. The Report outlined the Inspector's recommendations and reasoning and concluded that, with the inclusion of a series of recommended modifications, the SAMDev Plan was 'sound' and legally compliant. A report will be made to Full Council on 17 December presenting the findings of the Inspector's Report and recommending formal adoption of SAMDev.

Plan Review

27. The LDS for the period 2015-18 includes a commitment to review the Local Plan (i.e. the adopted Core Strategy and the SAMDev Plan). This is a forward looking timetable and the milestones for the preparation of a review of the Plan are due to be met in the next 2 to 3 years. The preparation of the Plan Review will be reported on in future AMRs.

SPDs

28. A revised SPD on Type and Affordability of Housing was adopted in September 2012. This is due to be reviewed. SPDs on Sustainable Design and Developer Contributions, are also adopted and in place. The Council intends to publish Natural Environment and Historic Environment SPDs for consultation following adoption of the SAMDev Plan.

Table 1: Local Development Scheme targets

	Stage	*Brief summary of tasks*	*LDS Projected completion*	*Actual completion*
SAMDev Plan	Inspector's Report	Publication of the findings of the appointed Inspector with recommendations on 'soundness'	April 2015	October 2015
	Adoption	Adoption of the SAMDev Plan by Shropshire Council	May 2015	Expected December 2015
Local Plan Review	Issues and alternative Options	Development of issues and options. Continued evidence gathering.	Aug 2016	
	Preferred Options	Consultation on preferred approach. Analysis of responses from previous consultation, further evidence gathering.	Feb 2017	
	Publication of Plan	Analysis of responses, further evidence gathering publication of final policies.	August 2017	
	Submission of the Plan	Analysis of representations and preparation for Examination Phase	Dec 2017	
	Inspector's Report	Publication of the findings of the appointed Inspector with recommendations on 'soundness'	April 2018	
	Adoption	Adoption of the Plan by Shropshire Council	Sept 2018	
SPD Type and Affordable Housing SPD review	Consultation on draft SPD	Consultation on preferred approach.	Nov 2016	
	Adoption of SPD	Adoption of the SPD by Shropshire Council	Mar 2017	
Natural Environment and Historic Environment SPDS	Consultation on draft SPD	Consultation on preferred approach.	Nov 2016	
	Adoption of SPD	Adoption of the SPD by Shropshire Council	Mar 2017	

b) Neighbourhood Planning

29. Neighbourhood planning enables town and parish councils or designated 'neighbourhood forums' to prepare and agree a plan, with the council, for their neighbourhood area. Once a Neighbourhood Plan is agreed and meets all the requirements it will form part of the overall development plan for that area and have the same weight as the Core Strategy and SAMDev Plan when determination of planning applications.

30. Neighbourhood planning was introduced by the Localism Act 2011 and the provisions came into force on 6 April 2012. As the local planning authority, the council now has a duty to support and consider:

- Applications made by a local body, capable of being a forum, for the designation of a neighbourhood area
- Applications made by local groups to become the recognised neighbourhood forum for a designated area
- Neighbourhood plans and orders made by town and parish councils or recognised neighbourhood forums

Much Wenlock Neighbourhood Plan

31. The Much Wenlock Neighbourhood Plan was adopted by Shropshire Council on 17 July 2014. The Much Wenlock Neighbourhood Plan was launched in November 2011 and underwent community consultation and evidence gathering led by a Neighbourhood Plan Steering Group. Following formal designation as a Neighbourhood Plan Area in 2012 the Plan was submitted to Shropshire Council in May 2013 to proceed to independent examination. Following Cabinet consideration in May 2013 representations on the Plan Proposal were invited for a period of six weeks and an examination of the Plan was held in October 2013. Following examination, the Plan passed referendum on 22 May 2014.

Neighbourhood areas

32. Shropshire Council has formally designated the civil parishes of Bicton parish, Shifnal parish, and Stoke upon Tern parish as Neighbourhood Areas for the purposes of preparing a Neighbourhood Plan. In 2015, consultation also took place on designating Neighbourhood Areas for Market Drayton civil parish and surrounding areas and Woore civil parish.

Community Led Plans

33. There are also a number of new Community Led Plans being prepared within Shropshire including Albrighton, Oswestry, Kinnerley, Broseley, and Lydbury North. Although these do not have the statutory status of a full Neighbourhood Plan they have been fed into SAMDev and Shropshire Council has endorsed the Albrighton, Broseley, Kinnerley and Oswestry Community Led Plans as material considerations.

c) Place Plans

31. The Place Plans identify the local priorities and infrastructure requirements for each of Shropshire's communities. They are being developed by Shropshire Council in partnership with local communities, parish and town councils and local infrastructure and service providers. Eighteen Place Plans cover the market towns/key centres and their hinterlands. The Place Plans have undergone annual updates to reflect the changing infrastructure priorities of local communities.

d) Community Infrastructure Levy (CIL)

32. The Community Infrastructure Levy (CIL) provides a fair and transparent means for ensuring that development contributes to the cost of infrastructure required to support development. In Shropshire, only new market housing and extensions over 100sqm are liable to pay CIL. Shropshire Council introduced the CIL on 1st January 2012 following Examination in 2011 and, in so doing, became the second local authority in the country to introduce it. During the period 2013 to 2015 the following CIL information is applicable:

	2013-14	2014-15
Total CIL collected	£580,853.98	£1,711,480.60
CIL Spend	£0	£11,500.00
Administration (5%)	£29,042.70	£85,574.03
Neighbourhood Fund total (15%/25%)	£19,006.49	£246,600.77
Total allocated to date	Strategic fund: £26,398.01 Local fund: £237,582.08	
Total retained at 1 April 2015	£1,812,545.25	

Table 2: CIL totals for 2013-14 and 2014-15

33. The CIL receipts over this period show increasing CIL revenues reflecting that more development liable for CIL has commenced. At 1 April 2015 the total CIL retained was £1,812,545.25. A full income and expenditure table for the reporting years 2013-14 and 2014-15 can be found in the Appendix 4. Further information on the CIL, and on-going updates on CIL receipts/expenditure, can be found via www.shropshire.gov.uk/cil.

e) Cross boundary issues

Duty to Co-operate

34. The Localism Act and the National Planning Policy Framework (NPPF) place a duty on local planning authorities and other prescribed bodies to co-operate with each other to address strategic planning issues relevant to their areas. Shropshire Council has been engaged in on-going collaborative working with

neighbouring planning authorities (13 local authorities adjoin Shropshire Council area) and other bodies (such as the Environment Agency, Natural England and Highways Agency) and statutory undertakers in order to address relevant strategic planning issues and comply with the Duty during preparation of the SAMDev Plan.

35. Many of the strategic issues were addressed with neighbouring authorities during preparation of the Core Strategy, which was adopted before the Duty to Co-operate became a requirement. The relevant local authorities and prescribed bodies were consulted at each consultation stage of the SAMDev Plan and Shropshire Council also undertook ongoing, continuous and active engagement alongside these formal stages. Within the reporting years, Shropshire Council consulted all relevant bodies on the SAMDev Plan Revised Preferred Options consultation stage and Pre-Submission representations stage.

36. Shropshire Council prepared a Duty to Co-operate Statement (July 2014) for the SAMDev Plan examination. The SAMDev Plan Inspector found that the Council had complied with the legal requirements of the Duty to Co-operate and had met the soundness tests relating to the duty. Ongoing detailed discussions continue with neighbouring authorities, under the requirement to comply with the Duty to Co-operate, and will form an important part of any plan review. The Council will actively engage relevant bodies and authorities and seek agreement on strategic issues with them during preparation of the Plan review

37. Shropshire Council is an active member of the West Midlands Aggregate Working Party (AWP). Engagement with AWP is supplemented through regular contact with other MPA's, neighbouring councils, the Marches LEP and local representatives of the minerals industry. The area administered by Shropshire Council is currently responsible for producing just over 8% of the relevant sub-national target for sand and gravel and 100% of the current production guideline for Shropshire and Telford & Wrekin since there is currently no sand and gravel working in Telford & Wrekin. The area is also responsible for producing over half of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual production. Although revised aggregate production guidelines has been proposed for the period 2005 – 2020, these remain unconfirmed by Government.

38. Shropshire is responsible for the production of significant quantities of brick clay and fireclay, which is exported to support brick and tile manufacture in Telford, other areas of the West Midlands, and in the case of fireclay other companies across the UK.

Marches Local Enterprise Partnership (LEP)

39. The Marches Local Enterprise Partnership (LEP) is the business-led private and public sector partnership tasked with regenerating the economic vitality of the Herefordshire, Shropshire and Telford & Wrekin region. It was approved by Government in 2010. It aims to stimulate the drivers of economic development, including housing, transport, infrastructure, broadband availability, inward

investment and skills, to improve the economic prosperity of the Marches area and create sustainable private sector employment. Elected Members from each of the Local Authorities are on the partnership board.

f) Local Aggregates Assessment (LAA)

40. Shropshire Council has prepared a Local Aggregates Assessment. This is available on the Shropshire Council website via www.shropshire.gov.uk/planningpolicy.nsf The Environment chapter in Section 4 contains elements of the LAA for AMR monitoring purposes.

3. Policy Performance

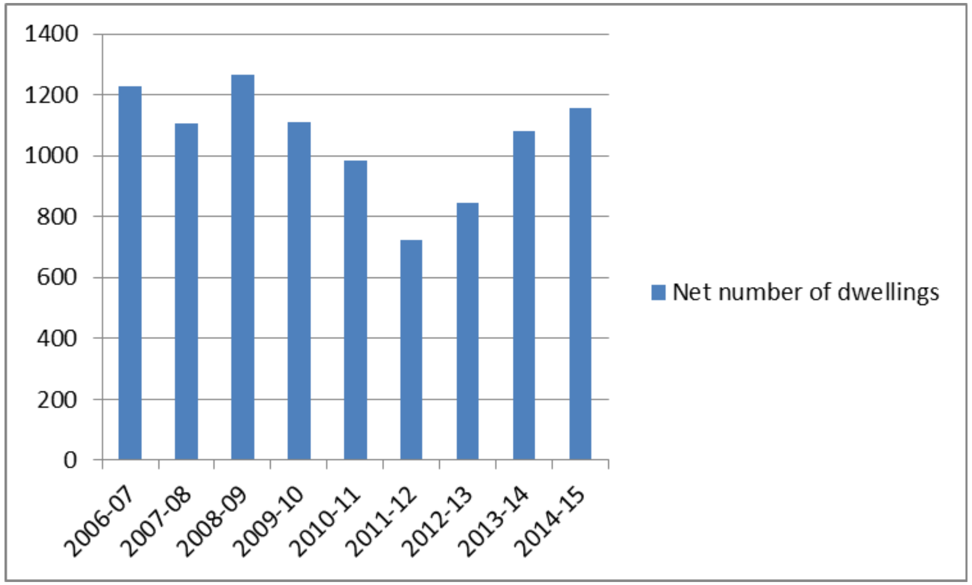
A) Creating Sustainable Places

This section of the AMR covers the **'Creating Sustainable Places'** section of the Core Strategy which sets out the overall approach to delivering socially inclusive, economically vibrant and environmentally friendly places. Further detailed information is also included in subsequent sections of the report focusing on housing, economy and the environment.

Table 3: Net additional dwellings in Shropshire 2006-15:

Year	Net number of dwellings
06-07	1228
07-08	1106
08-09	1265
09-10	1112
10-11	984
11-12	724
12-13	847
13-14	1079
14-15	1155

Figure 2: Net additional dwellings in Shropshire for 2006-15:



Policy CS1: Strategic Approach sets out a requirement for around 27,500 new homes up to 2026. Overall, since 2006 around 9500 net additional dwellings have been completed.

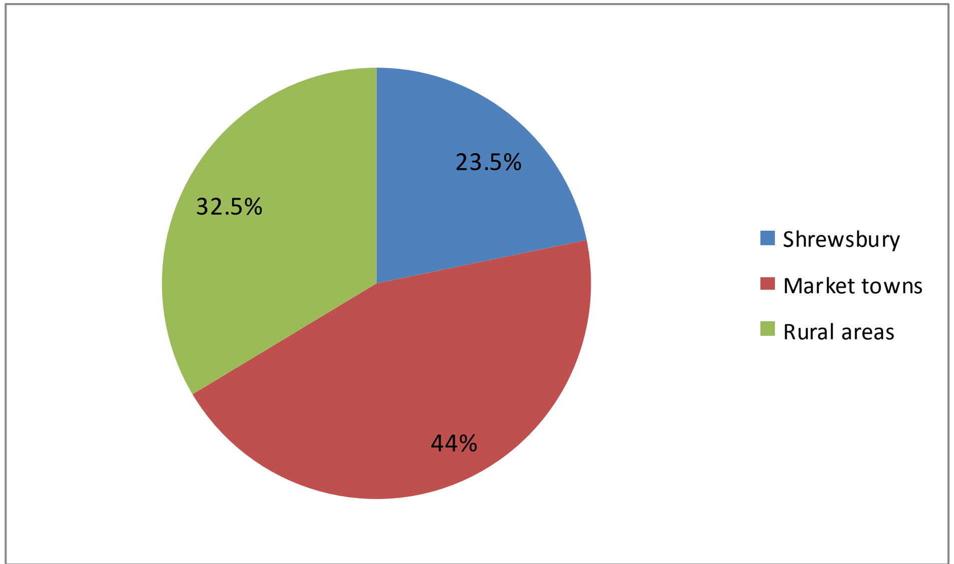
In 2013-14 and 2014-15 the number of net dwellings completed has risen. Housing completions have risen four years in a row reflecting how they are increasing following the economic downturn.

(The housing trajectory and a five year land supply statement included below in Section 3. b)

Spatial Zone	Net number of dwellings	Number of outstanding permissions at April 2015
Central	3,020	2,573
North West	1,673	1,667
North East	1,733	1,476
South	1,693	660
East	1,381	1,371
Total	9,500	7,747

Table 4: Net additional dwellings by spatial zone 2006-15:

Figure3: Percentage split of housing completions by Shrewsbury, market towns and rural area 2006-15



Policy CS1: Strategic Approach sets out a requirement for around 27,500 new homes up to 2026.

Policy CS1 also sets out an indicative, broad range for housing completions by spatial zones. The Core Strategy's spatial zones are based around varied characteristics, functions and different needs of the different areas that comprise the county.

Table 4 shows the number of housing completions by spatial zone and the number of outstanding permissions at 1 April 2015.

The split of housing completions by Shrewsbury, market town and rural areas since 2006 broadly reflects the overall indicative target for the Plan Period set out in Policy CS1. Policy CS1 sets out that around 25% of residential development will take place in Shrewsbury; 40% in the Market Towns and Key Centres; and 35% within the rural areas as part of the rural rebalance approach.

2006-15	Total	Percentage
Shrewsbury	2,239	23.5%
Market towns	4,165	44.0%
Rural areas	3,096	32.5%
Total	9500	

Table 5: Percentage split of housing completions by Shrewsbury, market towns and rural area 2006-15

Shrewsbury:-

Table 6: Housing completions in Shrewsbury over previous five years

Year	Net number of dwellings completed
10-11	262
11-12	181
12-13	245
13-14	304
14-15	333

Table 7: Employment land completions in Shrewsbury 2011-2013

(ha)	2011-2012	2012-2013	2006 - 2013
Shrewsbury	4.8	1.70	26.6

Table 8: Retail and leisure completions in Shrewsbury for 2012-2013

	Total floor space within Shrewsbury town centre (sqm)
Retail (A1)	101
Office (B1a, A2)	61
Leisure (D2)	0
Total	162

Policy **CS2: Shrewsbury - development strategy** sets out the strategic priorities for the growth of Shrewsbury up to 2026. The number of housing completions in Shrewsbury is a key indicator of the effectiveness of CS2. The policy sets out a requirement for 6500 homes between 2006 and 2026.

In the reporting years 2013-14 and 2014-15 there have been increases in housing completions from the previous years. The largest number of completions has taken place at the Former Tesco Store Arlington Way with 76 dwellings completed as part of the overall scheme. 54 completions have taken place at the former Gay Meadow site in the town.

Work is also progressing on the Shrewsbury South and Shrewsbury West Sustainable Urban Extensions (SUE). Shropshire Council formally adopted the South SUE Masterplan in November 2012 and West SUE Masterplan in December 2013. Development has commenced on the first phase of the South SUE with 15 dwellings completed by 31 March 2015 as part of the Taylor Wimpey scheme at Sutton Grange.

CS2 sets out a target of around 90 hectares of employment land to be developed between 2006 and 2026. Retail, office and leisure completions in the town centre are low with new retail and office development accounting for around 162sqm of new development. The Riverside redevelopment scheme remains a planned major retail commitment within the town.

Market towns/ Key centres:-

Table 9: Dwellings completed in each market town/key centre since 2006

Settlement	Dwellings completed (2006/07 – 2014/15)	Dwellings with planning permission to be built (as at the 31st March 2015)
Albrighton	32	91
Bishops Castle	75	13
Bridgnorth	667	65
Broseley	70	140
Church Stretton	150	56
Cleobury Mortimer	261	63
Craven Arms	75	37
Ellesmere	222	411
Highley	86	92
Ludlow	366	73
Market Drayton	391	272
Minsterley & Pontesbury	117	37
Much Wenlock	94	24
Oswestry	641	248
Shifnal	368	871
Shrewsbury	2,239	1,911
Wem	273	126
Whitchurch	277	396
Total	**6,404**	**4,926**

Market towns/key centres

The strategic framework for growth of the market towns and key centres is set out in **Policy CS3: The market Towns and other key centres**. The number of housing completions in the market towns/key centres is a key indicator of the effectiveness of Policy CS3.

Outside Shrewsbury the largest number of completions on a single site within the market towns/key centres in 2014-15 year took place in Ellesmere with completion of 40 and 36 dwellings as part of the Wharf Road development.

Whitchurch saw a number of completions in 2014-15 including 24 dwellings at Liverpool Road. Market Drayton completions include 21 dwellings at Combermere Court, Abbey Way.

Table : Class B Completions 2006 to 2013 - by Location and Year

Location	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	HECTARES							
SHROPSHIRE	**15.6**	**11.1**	**13.0**	**7.9**	**5.1**	**11.1**	**3.3**	**67**
North West	**1.9**	**1.4**	**0.7**	**1.9**	**0.6**	**1.7**	**0.2**	**8.5**
Oswestry	1.8	0.5	0.2	1.9	0.6	1.7	0.2	6.8
Ellesmere	0.1	1.0	0.5	0.0	-	-	-	1.7
North East	**4.8**	**0.4**	**3.7**	**2.1**	**2.4**	**3.3**	**0.1**	**16.7**
Market Drayton	0.2	0.0	1.4	1.3	1.0	0.1	0.0	4.1
Whitchurch	2.6	0.3	0.2	0.6	1.3	3.1	0.0	8.2
Wem	1.9	-	2.1	0.2	0.1	0.0	0.0	4.5
Central	**6.2**	**4.8**	**6.8**	**2.7**	**0.3**	**4.8**	**2.1**	**27.7**
Shrewsbury	6.2	4.8	6.3	2.5	0.3	4.8	1.7	26.6
Minsterley & Pontesbury	-	-	0.5	0.2	0.0	-	0.4	1.1
South	**0.2**	**2.9**	**1.0**	**1.1**	**1.4**	**1.1**	**0.7**	**8.5**
Ludlow	0.1	1.8	0.3	0.7	0.4	0.6	0.0	4.0
Bishops Castle	-	0.8	0.5	0.4	0.3	0.3	-	2.4
Craven Arms	0.1	0.2	0.1	-	-	0.1	-	0.5
Church Stretton	-	-	-	-	0.4	-	0.6	1.0
Cleobury Mortimer	0.0	0.0	0.1	-	0.3	-	0.1	0.6
East	**2.6**	**1.6**	**0.8**	**0.0**	**0.4**	**0.1**	**0.2**	**5.7**
Bridgnorth	0.4	1.6	0.8	0.0	0.4	-	0.0	3.2
Shifnal	1.9	-	-	-	-	-	0.2	2.0
Much Wenlock	-	-	-	-	-	-	-	-
Broseley	0.3	-	-	-	-	-	-	0.3
Highley	-	-	-	-	-	0.1	-	0.1
Albrighton	-	-	-	-	-	-	-	-

Table 10: Employment completions in each market town/key centre and in total over previous five years

Policy CS1: Strategic Approach, **Policy CS2: Shrewsbury- development strategy** and **Policy CS3: The market Towns and other key centres** set out the strategic approach for employment development in Shropshire. Table 10 show the scale and distribution of Class B development across Shropshire from 2006 to 2013 which comprises 67 ha of developed land. The main areas of development are in the central and northern areas of the County with lower levels of employment development in the south and east. For both employment and retail, the data for 2013/2014 remains the same and as such the tables have not been updated.

Table : Class B Completions 2006 to 2013 - by Location and Use

SHROPSHIRE	B1(a)	B1(b)	B1(c)	B2	B8	SG	Total
	HECTARES						
SHROPSHIRE	**15.7**	**0.0**	**5.8**	**21.0**	**24.5**	-	**67**
North West	**1.1**	**0.0**	**0.8**	**2.4**	**4.2**	-	**8.5**
Oswestry	0.7	-	0.7	1.7	3.8	-	6.8
Ellesmere	0.4	-	0.1	0.7	0.4	-	1.7
North East	**2.0**	**0.0**	**0.8**	**9.1**	**4.8**	-	**16.7**
Market Drayton	0.0	-	0.3	1.1	2.6	-	4.1
Whitchurch	1.5	-	0.3	5.0	1.4	-	8.2
Wem	0.5	-	0.2	3.0	0.7	-	4.5
Central	**10.0**	**0.0**	**2.9**	**5.1**	**9.6**	-	**27.7**
Shrewsbury	10.0	-	2.9	4.8	8.9	-	26.6
Minsterley & Pontesbury	-	-	-	0.3	0.8	-	1.1
South	**2.1**	**0.0**	**0.6**	**2.6**	**3.2**	-	**8.4**
Ludlow	1.4	-	0.0	0.8	1.8	-	4.0
Bishops Castle	0.4	-	0.1	1.2	0.7	-	2.3
Craven Arms	0.0	-	0.2	0.2	0.7	-	1.1
Church Stretton	0.2	-	0.0	0.2	-	-	0.4
Cleobury Mortimer	0.1	-	0.3	0.2	0.0	-	0.6
East	**0.5**	**0.0**	**0.7**	**1.8**	**2.7**	-	**5.7**
Bridgnorth	0.4	-	0.3	0.8	1.7	-	3.2
Shifnal	-	-	-	1.0	1.0	-	2.0
Much Wenlock	-	-	-	-	-	-	0.0
Broseley	-	-	0.3	-	-	-	0.3
Highley	0.1	-	-	-	-	-	0.1
Albrighton	-	-	-	-	-	-	0.0

Definitions:
B1a- Use of an office (other than financial and professional services) that can be carried out in any residential area without detriment to the amenity of that area.
B1b – Research and development of products or processes that can be carried out in any residential area without detriment to the amenity of that area.
B1c – Any industrial process that can be carried out in any residential area without detriment to the amenity of that area.
B2 – General industrial
B8 – Storage or Distribution
SG – Sui generis

Table 11: Employment completions by B class type in each market town/key centre and in total over previous five years

Shrewsbury, Whitchurch and Oswestry have been the key drivers of employment development during this period. The type of Class B uses being developed are primarily B8 Storage and Distribution and B2 General Industry which comprise over 67% of the completions. There is also significant demand for Class B1(a) office floorspace in Shrewsbury and some of the Market Towns and Key Centres.

Creating Sustainable Places is about ensuring development is well designed and helps to deliver more sustainable places. The following monitoring indicators relate to policies CS6 to CS9 which relate to design, communications, facilities and infrastructure provision:

Table 12: Renewable energy capacity installed by type

	2013-2014
Solar Panels	43
Photovoltaic Panels	9
Wind Turbine	11
Solariums for passive heat	0
Ground Source Heat Pumps	0
Biomass	19
Total	82

Renewable Energy

Although there are no targets set out in **CS6: Sustainable Design and Development Principles** and **CS8: Facilities, Services and Infrastructure** the policies seek to support appropriate renewable energy proposals.

There were 55 applications granted for solar panels this reporting year including an application granted for 599 roof mounted panels at the Shrewsbury Club, Sundorne Road, Shrewsbury. Many of the other applications related to agricultural buildings.
There were 11 applications granted for wind turbines mainly related to farms. These applications were all for single turbines with sizes ranging from micro turbines to larger turbines. The largest permitted was at Top House Farm, Keswick Park, Ellesmere which measured 49m from blade to tip.

There have been 19 applications for the development of biomass boilers or buildings to house biomass boilers. Most of these applications relate to agricultural development. However, a biomass boiler was proposed to support development of two affordable houses on Land Adjacent to The Blacksmiths, Chorley, Bridgnorth and for the conversion to barns to ten holidays lets in South of Norton Farm, Norton, Craven Arms.

This indicator is hard to monitor effectively as smaller householder renewable energy generation projects may frequently be permitted development under the General Developments Procedure Order (GDPO) and there are therefore no accurate records of completed developments. However, the number of applications approved this year suggests ongoing interest in development renewable technologies.

Infrastructure

Policy CS1: Strategic Approach, CS3: Market Towns and Other Key Centres, CS4: Community Hubs and Community Clusters, CS7: Communications and Transport, CS8: Facilities, Services and Infrastructure all reference the need to provide and improve local infrastructure in order to contribute to local sustainability.

The LDF Implementation Plan incorporating The Place Plans identifies: infrastructure requirements for Shropshire's settlements; where developer contributions will be sought and the strategic and local priorities for the spend of CIL funding.

The Implementation Plan and accompanying Place Plans for each Market Town/Key Centre have been updated annually, in order to take into account changes as they come forward.

The Place Plans have been reorganised this year to reflect 'development and associated infrastructure requirements' and 'wider investment priorities'.

Design

Policy CS6: Sustainable Design and Development Principles references the importance of local design guidance in decision making.

Shropshire Council endorsed and adopted a number of Community Led Plans for development management purposes in the previous monitoring year. These contained local design policy/ guidance. These plans can be viewed via: http://shropshire.gov.uk/planning-policy/neighbourhood-planning/

Policy CS6: Sustainable Design and Development Principles sets out the policy approach to ensuring development proposals incorporate a quality of design, respect the context and character of their surroundings, and safeguard the amenity of adjacent occupiers.

In 2013-2014 a total 111 planning applications (Full, Outline, Variation, Amendment, Advertisement) were refused by Shropshire Council. Of these 83 were refused on the grounds of being contrary to **Policy CS6**. This is a decrease on the 90 refused on CS6 grounds last year.

Of these applications 6 were allowed after appeal to the Planning Inspectorate.

	2013-2014
Applications refused (total)	111
Refused on Policy CS6 grounds	83
Refused on other grounds	28

Table 13: Applications refused on grounds of being contrary to Policy CS6

Transport

Policy CS7: Communications and Transport requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure to ensure a sustainable pattern of development.

The Local Transport Plan (LTP) covers all aspects of transport and highways, including walking, cycling, public transport, car-based travel, freight, and the management and maintenance of highways. The LTP for 2011-2026 is currently being prepared. The LTP includes a series of highways/transport performance indicators that are also used to help monitor Policy CS7.

The provisional LTP (2011-2026) and the LTP Implementation Plan 2012/2013, which reports on the performance indicators, are available to download via http://shropshire.gov.uk/public-and-passenger-transport/local-transport-plan/. The information below represents the key findings but the LTP indicators are not reproduced here in full and more detailed information is contained in the LTP Implementation Plan 2012/2013.

The proportion of roads where maintenance should be considered stood at 6% of Principal (A) Roads and 12% of Non-Principal (B & C) Roads (2011/12). This has increased slightly year on year since 2008/09. The number of road accident casualties has shown a downward trend. There has been a significant decrease in the number young driver casualties. Motorcyclists remain the highest risk group. The number of people killed or seriously injured has decreased year on year since 2007 and the national target of a 50% reduction by 2020 remains on schedule.

The number of bus passengers has decreased slightly in recent years. Use of commercial enterprises has decreased by 1% from 2006/07 to 2010/11. Subsidised bus services have seen a 4% decrease in users between 2007/08 and 2011/12. 83% of buses were on time in 2011.

This monitoring information has not been updated in the current monitoring year.

B) Meeting Housing Needs

This section of the AMR covers the **'Meeting Housing Needs'** section of the Core Strategy which sets out the overall approach to delivering new housing in the quantity and form to support the sustainable needs. The policies seek to ensure the supply and delivery of a range of to meet housing needs in Shropshire.

Housing Trajectory

Policy CS10: Managed Release of Housing Land of the Core Strategy sets out the mechanism for the release of sites so that a five year supply of housing land will be maintained over the plan period.

This includes phasing measures based on the expected housing trajectory and reflecting timing constraints due to the need for infrastructure to be put in place. Table 14 shows how housing delivery has performed over the first nine years of the plan period, in relation to the target in CS10.

Table 14: Net dwellings completed in Shropshire (2006/07 – 2014/15):

	Shropshire								
Year	**06-07**	**07-08**	**08-09**	**09-10**	**10-11**	**11-12**	**12-13**	**13-14**	**14-15**
Target	1190	1190	1190	1190	1190	1390	1390	1390	1390
Performance	1228	1106	1265	1112	984	724	847	1079	1155

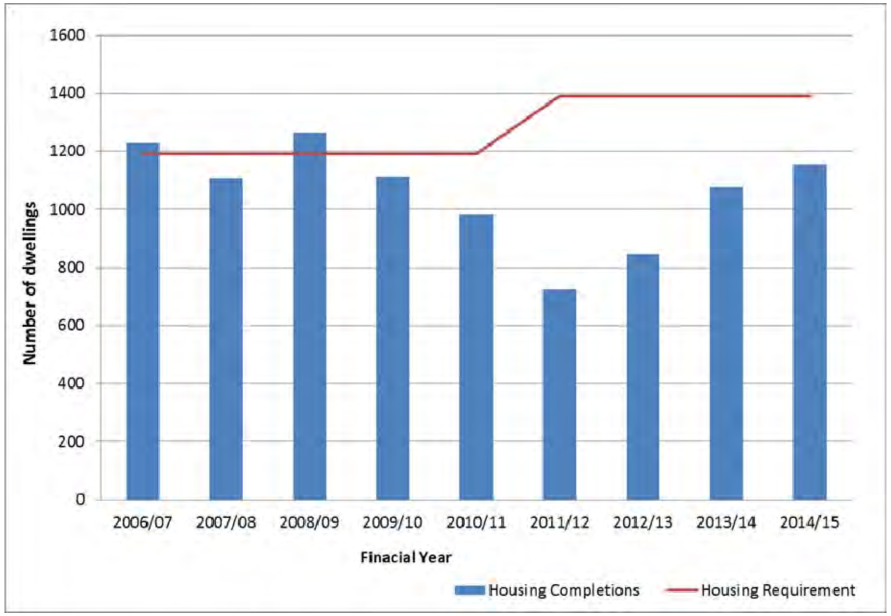


Figure 4: Housing completions 2006-2015 and CS10 requirements

Table 15: Housing trajectory for Shropshire

Shropshire			
	Net Completions	**Projected delivery**	**Annual Requirement***
2006-2007	1228		1190
2007-2008	1106		1190
2008-2009	1265		1190
2009-2010	1112		1190
2010-2011	984		1190
2011-2012	724		1390
2012-2013	847		1390
2013-2014	1079		1390
2014-2015	1155		1390
2015-2016		1300	1390
2016-2017		1400	1390
2017-2018		1500	1390
2018-2019		1550	1390
2019-2020		1650	1390
2020-2021		1700	1390
2021-2022		1750	1530
2022-2023		1750	1530
2023-2024		1800	1530
2024-2025		1800	1530
2025-2026		1800	1530

*The annual housing requirement has been calculated using the trajectory for the phased release of housing land, identified within Core Strategy Policy CS10 and its supporting text.

Figure 5: Housing trajectory for Shropshire

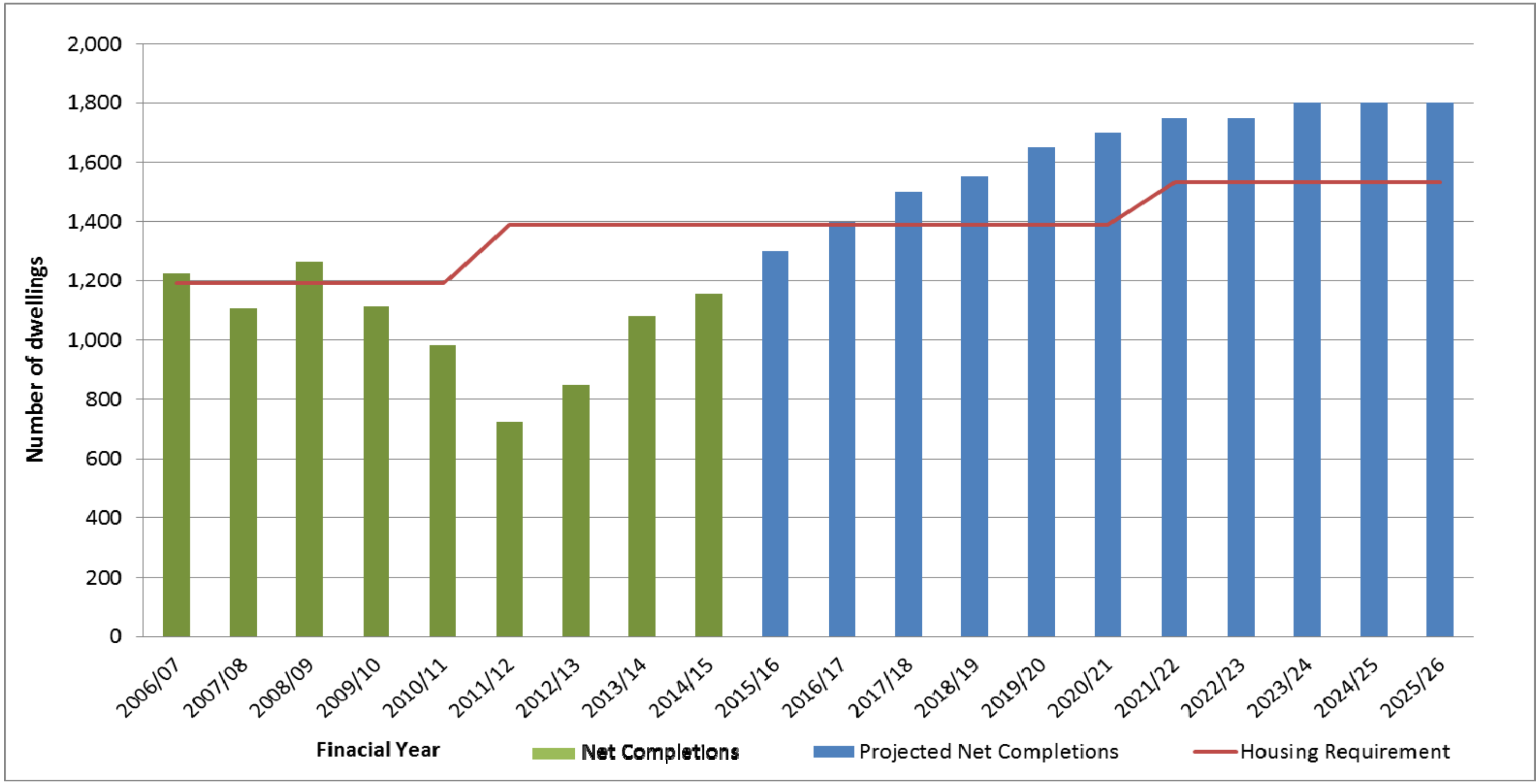


Table 16: Housing trajectory for Shrewsbury

Shrewsbury			
	Net Completions	**Projected net dwellings**	**Annual Requirement**
2006-2007	196		281
2007-2008	173		281
2008-2009	254		281
2009-2010	271		281
2010-2011	262		281
2011-2012	181		328
2012-2013	245		328
2013-2014	304		328
2014-2015	333		328
2015-2016		360	328
2016-2017		380	328
2017-2018		400	328
2018-2019		420	328
2019-2020		420	328
2020-2021		440	328
2021-2022		440	361
2022-2023		450	361
2023-2024		450	361
2024-2025		460	361
2025-2026		480	361

Policy CS10: Managed Release of Housing Land of the Core Strategy sets out the mechanism for the release of sites.

A pro-rata has been applied to Shrewsbury to support the delivery of **CS2: Shrewsbury – Development Strategy.**

*The annual housing requirement has been calculated using the trajectory for the phased release of housing land, identified within Core Strategy Policy CS10 and its supporting text, with a pro-rata rate applied for the housing requirement for Shrewsbury identified within Core Strategy Policy CS2.

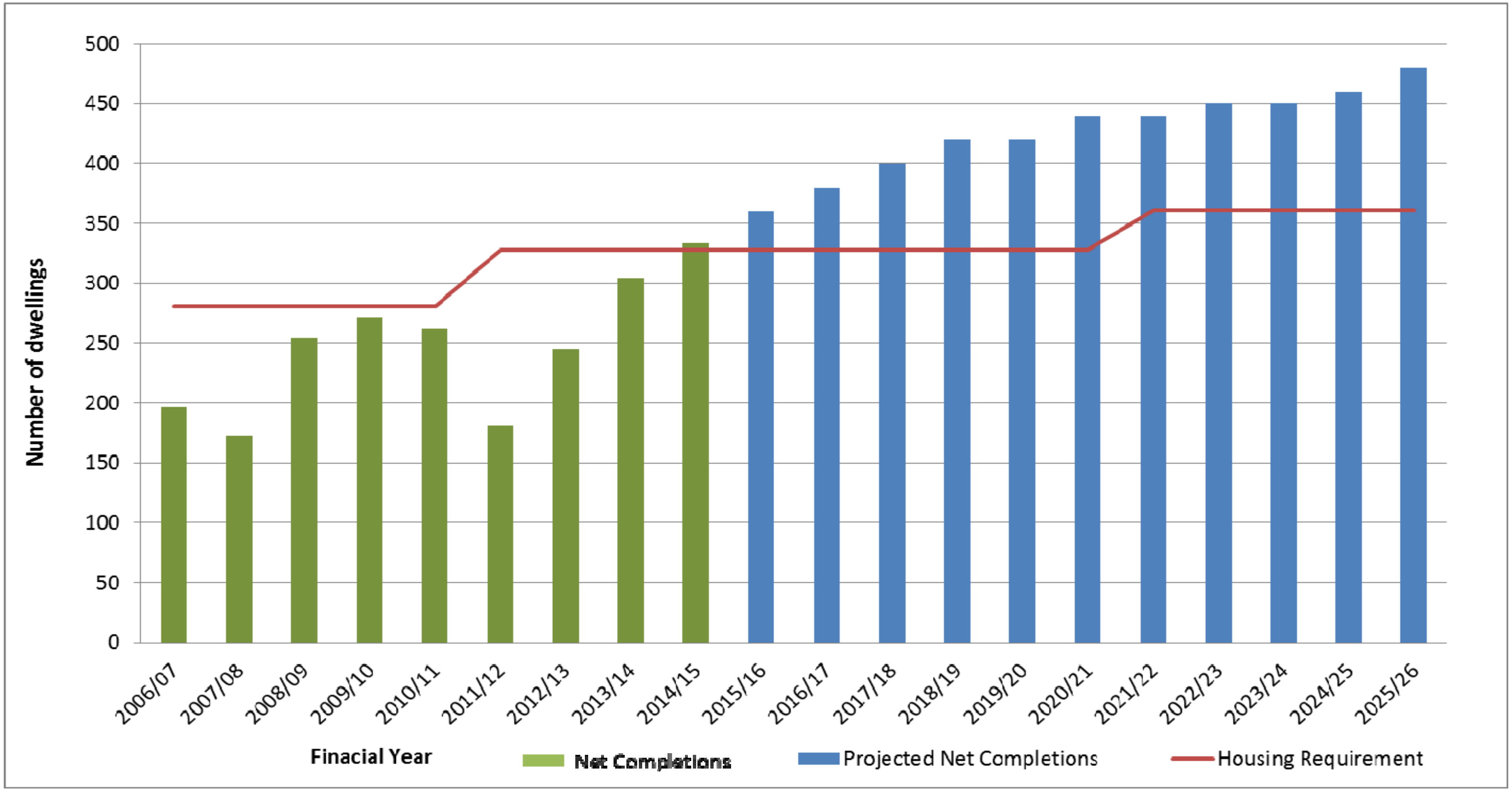


Figure 6: Housing trajectory for Shrewsbury

Statement of Five Year Land Supply

The National Planning Policy Framework (NPPF) requires Local Authorities to identify and annually review its housing land supply. The purpose of this assessment is to consider whether there are sufficient deliverable sites within a Local Authority Area to allow for the provision of five years' worth of housing, based on the identified housing requirement for the area.

In accordance with this requirement, Shropshire Council has undertaken a comprehensive assessment of the housing land supply in Shropshire as at the 31st March 2015. The results of this assessment, which covers the five year period from 2015/16 to 2019/20 have been identified within a Five Year Housing Land Supply Statement (2015) and is available on the Council's website at: http://shropshire.gov.uk/planning-policy/five-year-housing-land-supply-statement/.

The assessment has been undertaken using a cautious and robust methodology and in conclusion demonstrates that Shropshire Council currently has **5.53 years' supply of deliverable housing land**, based on the housing requirement identified within the Adopted Core Strategy (2011) (summarised in table 17).

Shropshire Council has also undertaken a similar assessment of the housing land supply within Shrewsbury. This assessment concludes that within Shrewsbury there is currently **5.29 years' worth of housing land supply** available for delivery within the five year supply period. This is summarised within table 18.

These figures have recently been updated following methodological considerations in the SAMDev Plan Inspector's Report.

Table 17: Five Year Supply of Housing Land for Shropshire at 31st March 2015

A	Total Requirement	10,752
B	Total Supply	11,896
C	Over/Under Provision	+1,144
D	Number of Years' Supply	5.53

Table 18: Five Year Supply of Housing Land for Shrewsbury at 31st March 2015

A	Total Requirement	2,566
B	Total Supply	2,715
C	Over/Under Provision	+149
D	Number of Years' Supply	5.29

The Shropshire Strategic Housing Land Availability Assessment (SHLAA)

An updated SHLAA was published in July 2014.

The SHLAA is an important tool for local authorities as it provides an overall land availability picture. The SHLAA includes a wide range of sites, including greenfield sites on the main settlements edges. It focuses on the deliverability of sites as well as their suitability for development and will assist in demonstrating the land that is available. The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that councils maintain a five-year supply of housing land.

The SHLAA does not in itself determine whether a site should be allocated for housing development or all locations where future housing growth will occur. It set outs information on developable land availability for growth options for the identified settlements to be investigated further through the plan-making process.

The base date for the data in the report is 31 March 2014. The scope of the study is limited to settlements identified in the SAMDev Plan that fulfil both of the following criteria:-

- Identified as a Market Town, Community Hub or Cluster Settlement, *and*
- Provision is made for a site or sites of 5 or more dwellings in the settlement in the SAMDev Plan.

The analysis of sites indicates that from a total of 134 accepted sites identified across the study area, a total of 4,652 dwellings could potentially be developed in the period to 2026. The 2014 SHLAA identified that the total number of identified dwellings from all accepted, potential and long term potential sources (on sites of 5 dwellings or over) is 10,098 dwellings up until 2026.

The SHLAA is available via - http://shropshire.gov.uk/planning-policy/shropshire-strategic-housing-land-availability-assessment/

Affordable Housing Prevailing rate

Developer contributions to affordable housing:-

Core Strategy **Policy CS11**: **Type and Affordability of Housing** states that "all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to" the "current prevailing target rate, set using the Shropshire Viability Index".

The Shropshire Core Strategy was the first adopted plan in the country to apply a dynamic viability policy approach. The Supplementary Planning Document (SPD) on Type and Affordability of Housing, which was updated in 2012, explains the process for assessing viability information (www.shropshire.gov.uk/housingspd). This 'future proofs' a viability study by allowing changes in market conditions to be taken into account when applying the results of the viability study to planning decisions, in particular changes in the following significant variables:

- Sales prices
- Construction costs
- Land values

Dynamic viability enables changes in these three variables over time to be reflected in an annual readjustment to the prevailing target rate for affordable housing, using a table known as the Viability Index. The Viability Index presents not just the current results of the model, using current sales prices, construction costs and land values, but also presents the results of possible future changes in sales prices, construction costs and land values.

The updated viability model is set out in the **Shropshire Viability Study (May 2013)** (available to download from www.shropshire.gov.uk/housingspd). The following target rates came into effect in September 2013 following approval by Shropshire Council Cabinet:

- **Area A 20%**
- **Area B 15%**
- **Area C 10%**

A map showing where the three area rates apply and further information on the housing viability methodology can be found via: www.shropshire.gov.uk/housingspd. The map is also reproduced on the following page.

Figure 7: Map showing affordable housing target rate areas 2013

Affordable Housing

The number of affordable housing completions more than doubled between 2013-14 and 2014-15. The number of completions reached its highest point since 2010-11.

Policy CS11: Type and Affordability of Housing sets out an aspirational target over the Plan Period of 33% of housing developed being for local needs affordable. It is acknowledged that this is an aspirational target based on increasing affordable housing provision, since only 15% of housing provision over the 5 years prior to adoption had been affordable. The total for this year is around 18% of net housing completions.

The Core Strategy set in place a viability assessment to inform the contribution of all market housing to the development of affordable housing. This rate is now geographically set across zones with rates of 20%15% and 10% (at September 2013). Further information on the affordable housing prevailing target rate and dynamic index can be found on the following page.

Table 19: Affordable Housing completions

Year	Number of affordable rented completions	Affordable housing completions Total
2010-2011	201	223
2011-2012	151	181
2012-2013	126	165
2013-2014	96	152
2014-2015	258	324

Figure 8: Affordable housing completions 2010-2015

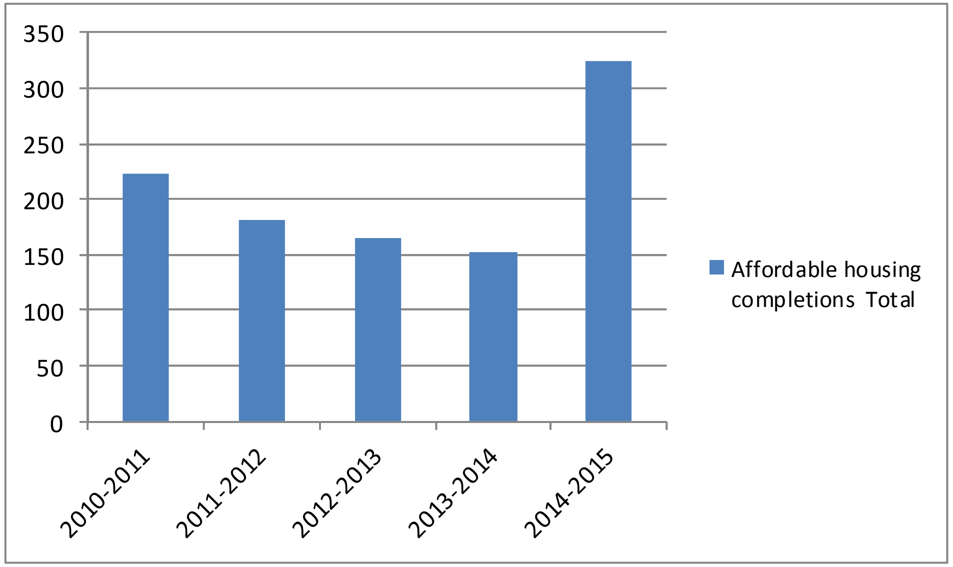


Table 20: Net additional Gypsy and Traveller pitches

	2012-2013	2013-2014
Gain	17	19
Loss	0	0
Total	17	19

Brownfield Development

CS10: Managed Release of Housing Land sets a target of 60% of overall housing development on brownfield land.

The overall target has been met this year with **60% of housing development in 2014/15 taking place on Brownfield or 'previously developed land'** and 40% taking place on Greenfield land.

Housing development on Brownfield land in 2014/15 included the completion of 54 dwellings as part of the redevelopment of the former Gay Meadow site in Shrewsbury.

Gypsy and Traveller Provision

Policy CS12: Gypsy and Traveller Provision sets out the approach for meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople. Table 20 shows known permissions granted for Gypsy and Traveller pitches over the last two years.

The number of pitches given permission in 2013/14 is similar to that approved in the previous year. The previous year (2012-13), included a mix of applications for 1 or 2 pitches, with a single large approval for 10 pitches at Park Hall, near Oswestry. The 19 pitches approved in 2013-14 were the result of four applications for sites ranging in size from 1 to 8 pitches. Three of these sites were allowed at Appeal, with 2 proposals (9 pitches in total) being allowed on a temporary basis. These pitches with temporary permission are not included in permanent supply. The full permissions which are not time limited relate to additional provision at the long established Council site at Long Lane, Craven Arms, providing an additional 6 pitches, and a private site for 4 pitches.

C) A prosperous economy

The policies set out in the **'A Prosperous Economy'** section of the Core Strategy out the overall approach to delivering sustainable economic growth. This section of the AMR examines the indicators related to employment land development, retail and tourism. For both employment and retail, the data for the current reporting year remains the same and as such the tables have not been updated. This data will be updated in subsequent years.

Strategic Employment Land Supply 2006 – 2026

The Strategic Land Supply in Table 21 below illustrates the total employment land supply between 2006 and 2026 for completed and future development, with the current total supply being 418ha comprising a portfolio of land and premises equal to 286ha of which 158ha comprises the Reservoir of readily available land for the period 2013 to 2018.

This Table describes the scale and distribution of the employment land supply in relation to Core Strategy policies **CS13: Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land**, which aim to provide and manage a flexible and responsive supply of employment land to deliver 290ha of development.

The central and northern areas of Shropshire are key drivers of employment development. This is evidence from completed development from 2006 to 2013 and is also reflected in the portfolio of employment land and premises comprising committed and allocated employment sites. The pattern of land provision in the centre and north of the County will support the key role of Shrewsbury and the Market Towns of Oswestry, Market Drayton and Whitchurch. The Key Centres of Ellesmere and Wem are also expected to perform well to meet the needs of those communities which rely on these centres for employment and services.

Key employment areas in the south and east of the county are Ludlow, Bishops Castle, Bridgnorth, Shifnal and Craven Arms which will be the principal growth point in the south of the County. Growth in Craven Arms reflects firstly, the need to complement the role of Ludlow which must now grow beyond its current physical boundaries and secondly the need to reshape the pattern of land uses within Craven Arms so it may better perform its role as a key centre for employment and services.

The provision of windfall development across Shropshire will be dependent on individual settlement strategies and the availability of development opportunities. Primarily seeking to achieve a sustainable balance between housing development and the availability of employment, windfall development for Class B uses may equally be located in Shrewsbury, the Market Towns or key Centres. Windfall allowances are highest in the north, making up 50% of the overall provision reflecting the significant distribution of Hubs and Clusters offering numerous location to secure a rural

Table 21: Strategic employment supply 2006-2026

LOCATION	COMPLETED DEVELOPMENT 2006 - 2013	PORTFOLIO OF LAND & PREMISES 2013 - 2018				WINDFALL ALLOWANCE 2013 - 2026	STRATEGIC LAND SUPPLY 2006 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites	TOTAL PORTFOLIO		
							HECTARES
SHROPSHIRE	**67**	**46**	**73**	**167**	**286**	**65**	**418**
North West	**8**	**14**	**-**	**48**	**62**	**20**	**91**
Oswestry	6.8	13.8	-	39	53	16	75.6
Ellesmere (W)	1.7	0.4	-	9	9.6	4.0	15.3
North East	**17**	**15**	**43**	**35**	**94**	**13**	**123**
Market Drayton (W) (D)	4.1	11.5	30.3	16	58	6.0	67.9
Whitchurch (W) (D)	8.2	1.6	10.6	15	27	5.0	40.4
Wem (W)	4.5	2.1	2.5	4	9	2.0	15.1
Central	**28**	**8**	**14**	**44**	**65**	**11**	**104**
Shrewsbury (W)	26.6	7.8	13.3	43	64	10	101
Minsterley & Pontesbury	1.1	-	0.28	0.7	1.0	1.0	3.1
South	**8**	**6**	**8**	**22**	**35**	**12**	**56**
Ludlow	4.0	1.4	0.5	8.3	10	2.0	16.2
Bishops Castle	2.4	0.4	4.1	-	5	4.0	10.9
Craven Arms (W) (D)	1.1	3.7	3.5	10.5	18	2.0	20.8
Church Stretton	0.4	-	-	1.8	1.8	2.0	4.2
Cleobury Mortimer	0.6	0.1	-	1.0	1.1	2.0	3.7
East	**6**	**4**	**8**	**18**	**29**	**9**	**44**
Bridgnorth (W) (D)	3.2	3.7	5.5	14.8	24.0	5.0	32.2
Shifnal (W)	2.0	-	-	2	2.0	1.0	5.0
Much Wenlock	-	-	1.7	-	1.7	1.0	2.7
Broseley	0.3	-	-	1.25	1.3	2.00	3.6
Highley	0.15	-	0.6	-	0.6	-	0.8
Albrighton	-	-	-	-	0.0	-	0.0

(W) - Indicates sites preferred for Recycling and Environmental Industries

(D) - Indicates sites dedicated to single occupier

Class B Completions 2006 - 2013

The tables (10 and 11) showing the scale and distribution of Class B development across Shropshire from 2006 to 2013 are presented in the Chapter 'Creating Sustainable Places'. The tables show the following development trends:

- There were 67ha of land developed for Class B uses from 2006 to 2013;
- The main areas of development were in the central and northern areas of the County with lower levels of employment development in the south and east Shrewsbury, Whitchurch and Oswestry were the key drivers of employment development during this period;

The principal types of Class B uses being developed are:

- B8 Storage and Distribution and;
- B2 General Industry which comprise over 67% of the completions;
- Demand for Class B1(a) office floorspace is experienced in Shrewsbury and the Market Towns and Key Centres of Oswestry, Whitchurch, Ludlow, Bridgnorth and Ellesmere, Wem and Bishop's Castle as shown in the Table.

Table 22: Class B permissions – net floorspace development 2006-2013

Table : Class B Completions 2006 to 2013 - Net Floorspace by Use and Year

USE TYPE	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	NET FLOORSPACE							
SHROPSHIRE	**53654**	**32467**	**41500**	**27495**	**19300**	**35163**	**15404**	**224983**
B1a	10028	10308	11601	3481	1955	3280	185	**40838**
B1b	0	0	0	0	0	0	0	**0**
B1c	5529	2458	2852	1549	2354	3453	2784	**20979**
B2	23848	7156	8985	8827	6826	15759	4683	**76084**
B8	14249	12545	18062	13638	8165	12671	7752	**87082**
SG	0	0	0	0	0	0	0	**0**

Commitments at April 2013

Table 23

Table : Commitments at April 2013 - Existing Employment Areas

SHROPSHIRE	B1	B2	B8	SG	Total
	HECTARES				
SHROPSHIRE	**20.4**	**18.0**	**8.3**	**-**	**47**
North West	**5.28**	**7.98**	**1.01**	**-**	**14.3**
Oswestry	5.07	7.98	0.80	-	13.85
Ellesmere	0.21	-	0.21	-	0.42
North East	**6.82**	**5.68**	**2.80**	**-**	**15.3**
Market Drayton	6.27	3.00	2.26	-	11.52
Whitchurch	0.55	0.55	0.55	-	1.64
Wem	-	2.13	-	-	2.13
Central	**3.59**	**1.99**	**2.23**	**-**	**7.8**
Shrewsbury	3.59	1.99	2.23	-	7.81
Minsterley & Pontesbury	-	-	-	-	0.00
South	**3.65**	**1.00**	**0.92**	**-**	**5.6**
Ludlow	1.01	0.27	0.14	-	1.42
Bishops Castle	0.32	0.05	-	-	0.37
Craven Arms	2.21	0.69	0.77	-	3.67
Church Stretton	-	-	-	-	0.00
Cleobury Mortimer	0.11	-	-	-	0.11
East	**1.04**	**1.32**	**1.30**	**-**	**3.7**
Bridgnorth	1.04	1.32	1.30	-	3.66
Shifnal	-	-	-	-	0.00
Much Wenlock	-	-	-	-	0.00
Broseley	-	-	-	-	0.00
Highley	-	-	-	-	0.00
Albrighton	-	-	-	-	0.00

Existing employment areas located primarily in the centre and north of the County provide a strong underlying supply of readily available and developable sites. Committed development sites provide a more even distribution accounting for 66% of permitted development, Shrewsbury and the Market Towns are the principal focus for this development.

Table 24

Table : Commitments at April 2013 - New Committed Sites

SHROPSHIRE	B1	B2	B8	SG	Total
	HECTARES				
SHROPSHIRE	**24.5**	**42.2**	**6.1**	**-**	**73**
North West	**0.00**	**0.00**	**0.00**	**-**	**0.00**
Oswestry	-	-	-	-	0.00
Ellesmere	-	-	-	-	0.00
North East	**13.28**	**28.76**	**1.26**	**-**	**43.3**
Market Drayton	6.00	24.24	-	-	30.24
Whitchurch	4.80	4.52	1.26	-	10.58
Wem	2.48	-	-	-	2.48
Central	**7.46**	**4.19**	**1.94**	**-**	**13.6**
Shrewsbury	7.18	4.19	1.94	-	13.31
Minsterley & Pontesbury	0.28	-	-	-	0.28
South	**2.19**	**4.32**	**1.60**	**-**	**8.1**
Ludlow	0.58	-	-	-	0.58
Bishops Castle	0.46	3.18	0.46	-	4.10
Craven Arms	1.14	1.14	1.14	-	3.43
Church Stretton	-	-	-	-	0.00
Cleobury Mortimer	-	-	-	-	0.00
East	**1.56**	**4.88**	**1.27**	**-**	**7.7**
Bridgnorth	0.42	4.33	0.72	-	5.47
Shifnal	-	-	-	-	0.00
Much Wenlock	0.55	0.55	0.55	-	1.66
Broseley	-	-	-	-	0.00
Highley	0.59	-	-	-	0.59
Albrighton	-	-	-	-	0.00

Oswestry was a key driver of employment development but committed land (Weston Farm) now has limited prospects of delivery. Oswestry will provide a higher allocation of 39ha to replenish the supply in the north west. Other key locations in the County are Ellesmere, Wem, Bishops Castle and Craven Arms.

Non Class B Completions 2006 – 2013

Policies **CS13 Economic Development, Enterprise and Employment** and **CS14: Managed Release of Employment Land** seek to deliver a flexible supply of employment land. This flexibility also leads to the development of non-class B uses for other types of development.

The main type of development is class C3 dwelling houses gaining 13.9ha of land from the employment land supply.

The majority of this housing development (9.1ha) is located in the north of the county.

Other key types of alternative development on employment land include retail, commercial services and sui generis uses.

Table 25

Table : Non Class B Completions 2006 to 2013 - by Location and Use

SHROPSHIRE	A1	A2	A3	A4	A5	C1	C2	C3	D1	D2	SG	Total
	HECTARES											
SHROPSHIRE	**2.9**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.4**	**13.9**	**3.8**	**1.3**	**8.8**	**31.8**
North West	**1.3**	**-**	**0.2**	**0.2**	**-**	**-**	**-**	**3.6**	**0.9**	**0.5**	**0.1**	**6.7**
Oswestry	0.0	-	0.2	0.2	-	-	-	2.7	0.9	0.1	0.1	4.1
Ellesmere	1.2	-	-	-	-	-	-	0.9	-	0.4	-	2.6
North East	**1.3**	**-**	**-**	**-**	**-**	**-**	**0.4**	**5.5**	**1.3**	**0.7**	**1.4**	**10.7**
Market Drayton	0.1	-	-	-	-	-	-	2.4	0.0	0.5	0.4	3.5
Whitchurch	1.1	-	-	-	-	-	0.4	2.1	-	0.2	0.4	4.2
Wem	0.0	-	-	-	-	-	-	1.0	1.3	-	0.7	3.0
Central	**0.3**	**0.2**	**0.0**	**-**	**0.0**	**-**	**-**	**1.3**	**1.3**	**0.1**	**6.3**	**9.5**
Shrewsbury	0.3	0.2	0.0	-	0.0	-	-	1.2	1.3	0.1	6.2	9.4
Minsterley & Pontesbury	-	-	-	-	-	-	-	0.1	-	-	0.0	0.1
South	**0.0**	**-**	**0.0**	**-**	**-**	**-**	**-**	**1.5**	**0.1**	**-**	**-**	**1.7**
Ludlow	-	-	-	-	-	-	-	0.1	0.0	-	-	0.1
Bishops Castle	-	-	-	-	-	-	-	0.1	-	-	-	0.1
Craven Arms	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Church Stretton	0.0	-	-	-	-	-	-	-	0.1	-	-	0.1
Cleobury Mortimer	-	-	0.0	-	-	-	-	1.4	_	-	-	1.4
East	**0.1**	**-**	**-**	**-**	**-**	**-**	**-**	**2.0**	**0.1**	**-**	**1.0**	**3.2**
Bridgnorth	0.1	-	-	-	-	-	-	0.9	0.1	0.0	0.8	1.8
Shifnal	-	-	-	-	-	-	-	0.5	-	-	0.2	0.7
Much Wenlock	-	-	-	-	-	-	-		-	-	-	-
Broseley	-	-	-	-	-	-	-	0.6	-	-	-	0.6
Highley	-	-	-	-	-	-	-	-	-	-	-	-
Albrighton	-	-	-	-	-	-	-	-	-	-	-	-

Table 26

Table : Non Class B Completions 2006 to 2013 - by Location and Year

Location	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	HECTARES							
SHROPSHIRE	**4.8**	**3.7**	**6.7**	**3.4**	**4.3**	**3.8**	**5.1**	**31.8**
North West	**0.1**	**0.2**	**1.4**	**2.0**	**0.9**	**1.7**	**0.4**	**6.7**
Oswestry	0.1	-	0.3	0.8	0.9	1.7	0.4	4.1
Ellesmere	-	0.2	1.1	1.3	-	-	-	2.6
North East	**1.5**	**1.7**	**1.5**	**1.0**	**1.9**	**0.7**	**2.4**	**10.7**
Market Drayton	0.5	0.1	-	-	0.1	0.7	2.2	3.5
Whitchurch	0.9	1.7	0.6	0.3	0.4	0.0	0.2	4.2
Wem	-	-	0.9	0.6	1.4	0.0	0.1	3.0
Central	**3.2**	**1.1**	**2.5**	**0.3**	**0.6**	**0.7**	**1.2**	**9.5**
Shrewsbury	3.1	1.1	2.5	0.3	0.6	0.7	1.2	9.4
Minsterley & Pontesbury	0.1	-	-	-	-	-	-	0.1
South	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.6**	**0.9**	**1.7**
Ludlow	0.0	-	-	0.0	-	0.0	0.1	0.1
Bishops Castle	-	-	-	-	-	-	0.1	0.1
Craven Arms	-	-	-	0.0	-	-	-	0.0
Church Stretton	0.0	-	-	0.1	-	-	-	0.1
Cleobury Mortimer	0.0	-	-	-	-	0.6	0.8	1.4
East	**0.0**	**0.6**	**1.3**	**0.0**	**0.9**	**0.1**	**0.2**	**3.2**
Bridgnorth	0.0	0.0	1.3	0.0	0.3	0.1	0.2	1.8
Shifnal	-	0.6	-	-	0.0	-	-	0.7
Much Wenlock	-	-	-	-	-	-	-	-
Broseley	0.0	-	-	-	0.6	0.0	-	0.6
Highley	-	-	-	-	-	-	-	-
Albrighton	-	-	-	-	-	-	-	-

Completed development for non-class B use highlights the similarity with completed development for class B use in that the key drivers for development are focussed in the north east and central areas.

At nearly 32 ha of completed development these development trends represent significant losses to the employment land supply. These development trends will be monitored through the life of the Local Plan.

Compared with class B development (67ha) the use of employment land for other uses is equal to 47% of employment land developed for class B employment uses.

Combined with class B development, the use of employment land for other uses (32ha) represents one third of all employment land developed from 2006 to 2013.

Table 27: Employment Land Portfolio – Reservoir and Pipeline Supply

LOCATION	PORTFOLIO OF LAND & PREMISES 2013 - 2026	RESERVOIR SITES 2013 - 2018			Reservoir Supply 2013 - 2018	Pipeline Supply 2018 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites		
		HECTARES				
SHROPSHIRE	**288**	**48**	**51**	**60**	**158**	**130**
North West	**65**	**14**	**2**	**12**	**28**	**36**
Oswestry	53	14.0	-	12.0	26.0	27.0
Ellesmere (W)	9.6	0.4	2.0	-	0.4	9.2
North East	**94**	**16**	**20**	**15**	**50**	**45**
Market Drayton (W) (D)	58	12.0	6.0	14.5	32.5	25.8
Whitchurch (W) (D)	28	1.6	11.0	-	12.6	15.0
Wem (W)	8.5	2.0	2.5	-	4.5	4.0
Central	**65**	**8**	**13**	**14**	**35**	**30**
Shrewsbury (W)	64	8.0	13.1	13.0	34.1	30.0
Minsterley & Pontesbury	1.0	-	0.3	0.7	1.0	0.0
South	**32**	**6**	**8**	**9**	**23**	**9**
Ludlow	6.7	1.4	0.5	2.5	4.4	**2.3**
Bishops Castle	4.5	0.4	4.1	-	4.5	-
Craven Arms (W) (D)	18.0	4.0	3.5	4.5	12.0	6.0
Church Stretton	1.8	-	-	1.8	1.8	-
Cleobury Mortimer	1.1	0.1	**0**	0.3	0.4	0.7
East	**32**	**4**	**8**	**11**	**22**	**10**
Bridgnorth (W) (D)	24.0	3.7	5.5	6.6	15.8	8.2
Shifnal (W)	4.0	-	-	4.0	4.0	-
Much Wenlock	1.7	-	1.7	-	1.7	-
Broseley	1.3	-	-	-	-	1.3
Highley	0.6	-	0.6	-	0.6	-
Albrighton	0.0	-	-	-	-	-

(W) - Indicates sites preferred for Recycling and Environmental Industries
(D) - Indicates sites dedicated to single occupier

Land which has been included in the Reservoir of readily available sites (167ha) comprises over 50% of the portfolio of land and premises for the period from 2013 to 2026.

The Reservoir is required (in **Policy CS14**) to maintain a readily available supply above 72ha. The Table shows a Reservoir for the period 2013 to 2018 which is more than double the minimum requirement with over 60% of this readily available supply already comprising permitted development.

The Reservoir will be refreshed annually and a pipeline supply of 130ha is available for this purpose. The pipeline supply represents over 40% of the portfolio sites and is expected to form the supply principally for the period 2018 to 2026.

The Reservoir sites for the period 2013 to 2018 are identified in Appendix 5.

Protected Employment Sites

The protection of existing employment areas will be implemented through SAMDev Policy MD9 and the degree of protection will be proportionate to the significance of the site in the hierarchy of existing employment sites. The significance of each employment area to be protected is shown in Appendix 6 as indicated in Table MD9.1 of the SAMDev Plan. The hierarchy of existing employment areas is also shown on the Policies Map for the purposes of SAMDev Policy MD9 criterion (1).

The protection of existing employment areas is expected to increase the capacity of the local economy to accommodate investment by protecting opportunities for the redevelopment of accessed and serviced employment land. This protection will primarily assist strategic and local employers to secure their operational base and to meet their business development needs for growth and expansion. The protection of existing employment areas along with the promotion of the portfolio of new land and premises in Policy MD4 will also help to deliver a sustainable pattern of development to balance the delivery of new housing on sites identified in the Local Plan. The protection of existing employment areas is a further means by which under-used or redundant brownfield land can be redeveloped to satisfy community needs and deliver a sustainable pattern of development.

Retail, office and leisure

	Floor space (sqm)	Percentage in town centre
Retail (A1)	5498	3%
Office (B1a, A2)	1084	49%
Leisure (D2)	2774	6%
Total	**9356**	**9%**

Table 28: Amount of completed retail, office and leisure development in Shropshire and percentage in town centres 2012 - 2013

Definitions:

A1- Retail sale of goods to the public
B1a- Use of an office (other than financial and professional services) that can be carried out in any residential area without detriment to the amenity of that area.
A2- Financial and professional services
D2- Assembly and leisure for indoor or outdoor recreation

Over 9000sqm of retail, office and leisure development was completed in Shropshire between April 2012 and March 2013. Retail (A1 use) accounted for 59% of total completions.

CS15: Town and rural centres sets out a town centre first approach to the development retail, office and other town centre uses. In this reporting year the majority of development of these uses has taken place outside of town centres. 49% of office (B1a, A2) development and 6% of leisure (D2) took place in town centres.

In Whitchurch, a new Sainsbury's store off London Road opened in December 2012 creating around 230 jobs. Whilst in the rural area, in Whittington, a former scout hut was converted into a hairdressing salon creating 70sqm of A1 use. At the Ludlow Food Centre, Bromfield, work was completed on converting/redeveloping agricultural buildings to create a new unit for the display and sale of plants and garden equipment. Around 210 square metres of A1 floor space was created plus an outside display area.

CS16: Tourism, Culture and Leisure seeks to ensure sustainable tourism and leisure development. In this reporting year there was over 2700 sqm of leisure development. This contributes to the offer in Shropshire.

Table 29: Business start-ups, deaths and active enterprises in Shropshire

	2012	**2013**
Enterprise start ups	1060	1380
Enterprise deaths	1140	1065
Active enterprises	12665	12790

Source: Office of national statistics

Policy CS13: Economic Development, Enterprise and Employment supports new sustainable economic development and promotes Shropshire as a business investment location.

The latest data available (from ONS) showed 1380 new enterprises started in 2013. The number of enterprise deaths fell significantly from the number lost in Shropshire the previous year and the number of active enterprises slightly increased from the previous year's figures.

CS16: Tourism, Culture and Leisure seeks to support sustainable growth in tourism, leisure and recreation recognising the positive economic and social benefits that these sectors can bring to communities.

The latest available data set out in the recently published Tourism Economic Impact Assessment 2011 (2013) recognises the value of tourism in Shropshire and draws on local evidence of average occupancy levels and visitor numbers.

The visitor economy supports about **15,000** jobs in Shropshire. There were **11.6** million visitor trips in 2011 with an overall spend of **£501m**.

D) Environment

The **'Environment'** chapter of the Core Strategy sets the approach to ensure development protects and enhances Shropshire's natural, built and historic environment. The policies in this chapter of the Core Strategy focus on Shropshire's environmental assets, minerals and waste development and ensuring sustainable approach to water management.

Table 30: Areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance

	2013-2014		2014-2015	
	No.	Ha	No.	Ha
LNR	8	125.11	8	125.11
NNR	4	798.44	4	798.44
RAMSAR	14	564.46	14	564.46
SAC	7	932.45	7	932.45
SPA	0	0	0	0
SSSI	113	7072.42	113	7072.42
LWS	587	11355.36	609	11747.05
RIGS	304	473.06	304	473.06

(source: Natural Environment Team)

LNR – Local Nature Reserve
NNR – National Nature Reserves
RAMSAR – Wetlands sites of International Importance
SAC – Special Areas of Conservation
SPA – Special Protection Areas
SSSI – Sites of Special Scientific Interest
LWS – Local Wildlife Sites
RIGS – Regionally Important Geological Sites

Policy CS17: Environmental Networks sets out the approach to protect, restore, enhance and conserve the natural environment.

Table

The data in the Table 30 is based on area of designated sites in Shropshire alone. There has been no change in the majority of designations except for an overall increase in Local Wildlife Sites (note that there have been sites removed from this category as well as sites added, but the overall area of coverage increased).

Habitat data

Comprehensive and accurate habitat data is not currently available for Shropshire. Natural England do provide national habitat inventories which cover Shropshire, however, even a cursory examination of these inventories highlights significant errors and omissions such that they are not considered accurate enough to monitor change.
Shropshire Council has lead on projects to improve habitat inventories in Shropshire. The Natural Environment Team has successfully secured external funding to contribute to the costs of this work.

The data from this project is then digitalised by the Natural Environment Team. To date (25/06/2015) 106812.59 hectares of the county have been digitalised using Integrated Habitat System (IHS), which allows incorporation of many different habitat classification methods in one system. This is then used to influence important habitat management plans, focus species survey work, and aid in the planning system.

Local Sites

Local sites are identified and agreed by the Local Sites Partnership. Regular monitoring of the Local Sites by Shropshire Wildlife Trust means that sites are lost and gained more frequently than other designations. Shropshire Council has reported for the Single Indicator 160-000 in 2013 (formally known as the Local Area Agreement National Indicator 197: Biodiversity on Local Sites). Shropshire now has 609 confirmed Local Wildlife Sites (with over 100 more Candidate sites to be assessed and determined), and 304 Regionally Important Geological and Geomorphological Sites (RIGS) making a total of 913 Local Sites. At least 37.6 percent of local sites were known to be in appropriate management in October 2013, though more recent figures are currently unknown.

Data Gathering

Species recording is carried out comprehensively for many species groups and data of increasing quality is available for these groups from the Shropshire Ecological Data Network (SEDN), Shropshire's virtual local biological records centre. The Shropshire Wildlife Trust is the 'public face' of the SEDN and the project is managed by a steering group including representation from Shropshire Council, Telford & Wrekin Council, Natural England, Environment Agency, FSC Biodiversity Training Project, and several county species recorders.

The data originates from individual species recording societies and is verified by county experts before being added to the SEDN dataset, which is freely available for use on the National Biodiversity Network (NBN). Protected and Biodiversity Action Plan (BAP) species data are being provided to Shropshire Council Planning Service by the SEDN. The SEDN steering group has been successful in securing several sources of additional funding for species recording in Shropshire in 2014-2015.

As well as making species data available to Local Authorities and consultant ecologists, SEDN is making large amounts of species data available to the public through the National Biodiversity Network Website. A dedicated SEDN website is currently under development. As of May 2015, SEDN holds over 821,866 records of 11,256 species, all available at full resolution to many users.

In order to continue the success of record collation members of the public are also being encouraged to submit sightings of wildlife through iRecord, links to which are on the Natural Shropshire website (www.naturalshropshire.org.uk). During 2014, 3064 records were recorded in this way.

Table 31: Planning applications with Environment Agency objections 2013/14

	2012-2013	2013 – 2014
No. of applications with EA objections	6	17
Planning application refused	2*	4(2*)
Planning application withdrawn	0	1
Permitted with condition(s) to reduce risk	2	10

*not refused on flood risk grounds but due to other matters

(Source: Environment agency)

During 2013-2014, the Environment Agency raised objection to 17 planning applications on the grounds of flood risk. Of these, 10 were granted planning permission, following the removal of EA objections, with the use of conditions to ensure that flood risk issues were taken into account or the use of sustainable drainage techniques were incorporated into developments to ensure that the development did not contribute to flooding or surface water issue.

Out of the applications objected to, 4 were refused (although only two were due to flood risk), 1 application was withdrawn due flood risk issues, and 2 are still awaiting a decision.

Policy CS18: Sustainable Water Management ensures developments integrate measures for sustainable water management.

It is encouraging that the number of applications with initial objections for the Environment Agency has reduced significantly from the previous year.

Minerals Planning

The mineral resources currently worked in Shropshire are aggregates (sand and gravel and crushed rock), building stone, brick clay, fire clay and coal. The aggregates industry is the most active. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets.

Strategic Context and the Duty to Co-operate:

Shropshire Council is an active member of the West Midlands Aggregate Working Party. Engagement with AWP is supplemented through regular contact with other MPA's, neighbouring councils, the Marches LEP and local representatives of the minerals industry.

Local Aggregates Assessment (LAA)

Aggregates represent the most significant mineral produced in Shropshire. National policy guidance requires Shropshire to maintain an adequate and steady supply of aggregates during the current Plan period to 2026. This report provides the second Local Aggregate Assessment (LAA) produced by Shropshire Council in accordance with the National Planning Policy Framework and guidance on the Managed Aggregate Supply System (MASS) issued by Government in October 2012. The report has taken account of feedback from the review of LAA's completed by the secretariat of the West Midlands Aggregates Working Party in 2014. The West Midlands Aggregates Working Party (WMAWP) has agreed to use a ten-year rolling average as the principal indicator for aggregates production, consistent with national policy guidance.

The purpose of the LAA is to establish whether there is a shortage or surplus of supply and provides evidence for determining the level of provision of mineral aggregates to be made in the Local Development Plans for Shropshire. The Local Aggregate Assessment will be submitted to the Aggregate Working Party (AWP) for the West Midlands area for scrutiny as part of its next meeting. For clarification, this Local Aggregate Assessment takes into account the supply and demand of aggregates for Shropshire including the area administered by Telford & Wrekin Council. The majority of aggregate production takes place in the area administered by Shropshire Council. There is currently no sand and gravel working, but crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual sales. Both areas contain facilities where construction, demolition and excavation waste is recycled to produce aggregates. References to Shropshire in this document relate to the area administered by both Councils. The first section of the report reviews evidence relating to the supply of aggregates in Shropshire and the report then assesses other relevant information to provide a forecast for demand and the need for additional aggregate mineral resources. Headline performance indicators for minerals are illustrated below in Table 32.

Table 32: Headline Minerals Monitoring Indicators 2013-14

Indicators	Target	2013-14 Performance
AMR Core Output Indicator M1: The production of primary, land won aggregates	Shropshire and Telford & Wrekin: 0.70mt Sand and Gravel (ten-year average 2004-14) 2.36mt Crushed Rock (ten-year average 2004-2014)	Shropshire and Telford & Wrekin: 0.63mt 3.13mt
Local indicator: Landbank for Sand and Gravel Resources;	7 years	17 years
Local indicator: Landbank for Crushed Rock Resources.	10 years	46 years

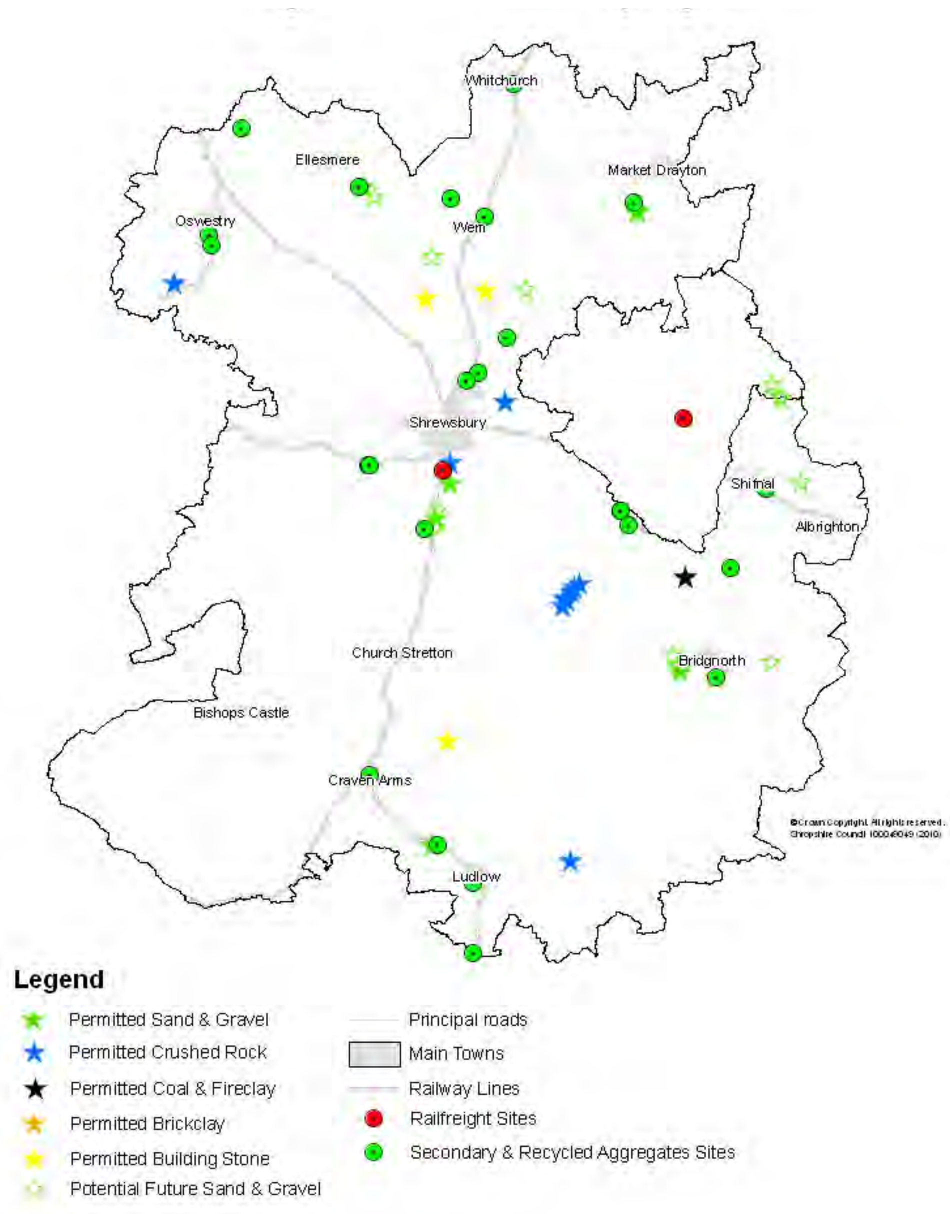


Figure 9: Permitted and Potential Mineral Sites and Secondary Aggregate Sites in Shropshire

Assessment of Aggregates Supply

Sand and Gravel

In 2014 there were 11 permitted sites for sand and gravel working in Shropshire, 6 of which were operational (see Appendix 1). There are also two sites where a resolution has been made to grant planning permission, but where consent has yet to be issued. The majority of the material produced is used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products;

The majority of sand and gravel working in Shropshire is now from glacial or bunter deposits which are of more variable quality than river terrace materials which have now been largely worked out. Sand and gravel deposits in Shropshire frequently contain a high proportion of sand and more limited quantities of gravel and often suffer from clay and lignite contamination. These characteristics mean that deposits often require additional processing to generate a saleable product. In addition, almost 70% of sand and gravel reserves, equivalent to 65% of the annual production target, is contained in three site commitments at Sleap, near Wem; Woodcote Wood, near Sherrifhales; and Barnsley lane, near Bridgnorth which have remained unworked for over 5 years. This strongly suggests that both local demand and cross boundary markets are not currently strong enough to support the level of capital investment in infrastructure which would be required to implement these sites, although they are still considered likely to become viable over the Plan Period;

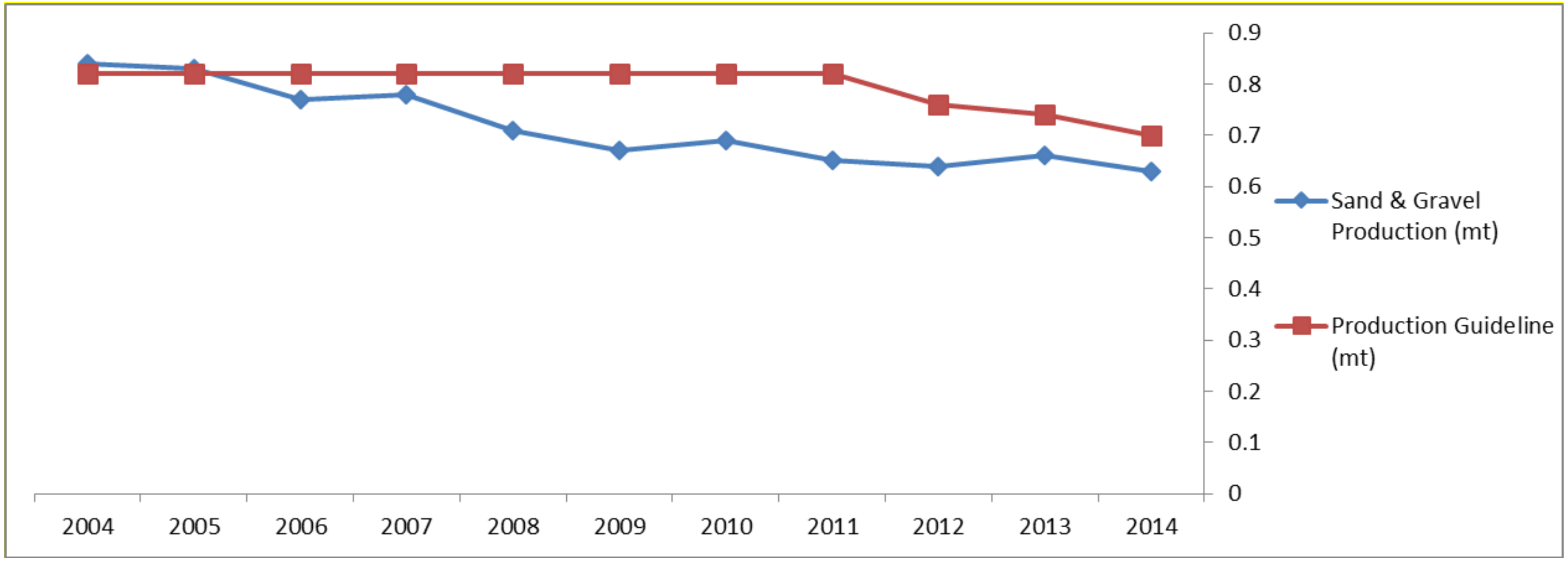
The latest available data indicates that sand and gravel production in Shropshire and Telford & Wrekin in 2014 was below both the 10 year rolling average for sand gravel sales (0.70mt) and the 3 year average (0.64mt).

Table 33: Shropshire Sand & Gravel Sales and Production Guideline 2004-2014 (million tonnes [mt])

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sand & Gravel Production (mt)	0.84	0.83	0.77	0.78	0.71	0.67	0.69	0.65	0.64	0.66	0.63
Production Guideline (mt)	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.76*	0.74	0.70

Source: AWP data 2004 - 2014
*Production guideline changes from sub-regional apportionment to 10 year average trend from 2012

Figure 10: Shropshire Sand & Gravel Sales and Production Guideline 2004-2014 (million tonnes [mt])



Sand and Gravel

The market area for sand and gravel aggregates produced in Shropshire is generally local and whilst some material is supplied into adjacent areas to the north and west, very little sand and gravel produced from Shropshire is currently exported eastwards to the main markets in the West Midlands conurbation due to the availability of more proximate and higher quality materials closer to these markets. The "Collation of the Results of the 2009 Aggregate Minerals Survey for England and Wales" produced by CLG, indicates that 67% of production supplies markets within Shropshire and 20% supplies markets in other parts of the West Midlands region. The remaining 13% is supplied to other areas, principally to Cheshire and Wales. Shropshire imported 166,000 tonnes of sand and gravel in 2009, largely from Staffordshire, to help meet demand in Telford & Wrekin;

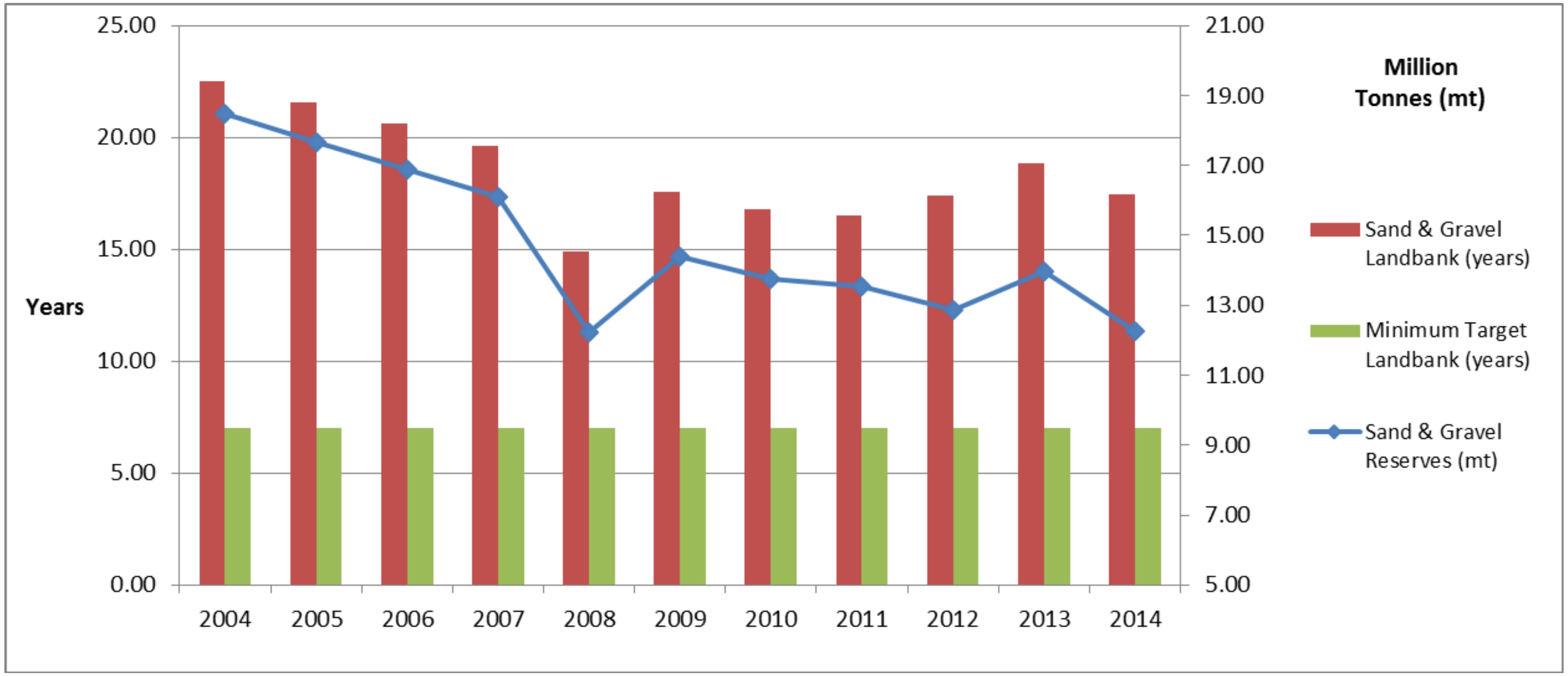
The landbank of permissions for sand and gravel working has remained consistently above the minimum target level of 7 years. The permitted landbank of permissions was equivalent to about 17 years' production in 2014. Shropshire Council has responded positively to both planned and windfall applications to release more material to maintain productive capacity to counter balance the impact of the unworked site commitments referred to in paragraph 8 above. This is illustrated in Table 34 and Figure 11 below:

Table 34: Sand & Gravel Reserves and Landbank 2004-2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sand & Gravel Reserves (mt)	18.48	17.66	16.89	16.11	12.23	14.40	13.77	13.55	12.86	13.95	12.27
Sand & Gravel Landbank (years)	22.50	21.54	20.60	19.65	14.91	17.56	16.79	16.52	17.38	18.85	17.45
Minimum Target Landbank (years)	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00

Source: AWP data 2001 - 2010;

Figure 11: Sand & Gravel Reserves and Landbank 2004-2014



Crushed Rock

The area administered by Shropshire and Telford & Wrekin Councils also produced 3.13 mt of crushed rock in 2014 against a 10 year average of 2.36 mt. The area is currently responsible for producing over half of the regional target for crushed rock. Production of crushed rock from a single site in Telford & Wrekin contributes about a quarter of the annual production. Crushed rock is mainly used as engineering fill, roadstone and asphalt in road construction and maintenance. High specification aggregate is exported by both road and rail to a wider regional and national market area. In 2014 there were 11 permitted sites in Shropshire, 6 of which were operational and 1 permitted and operational site in Telford & Wrekin;

The latest available data indicates that crushed rock production in Shropshire and Telford & Wrekin in 2014 was significantly above the 10 year trend (2.36mt) and the 3 year trend (2.81mt) see Table 35 below.

Table 35: Shropshire Crushed Rock Sales and Production Guideline 2004-2014 (million tonnes [mt])

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Crushed Rock Production (mt)	2.47	2.51	2.6	2.33	2.29	1.80	2.00	1.65	2.41	2.88	3.13
Production Guideline (mt)	2.66	2.660	2.95	2.95	2.95	2.95	2.95	2.95	2.95	2.95	2.36

Figure 14: Shropshire Crushed Rock Sales and Production Guideline 2003-2013 (million tonnes [mt])

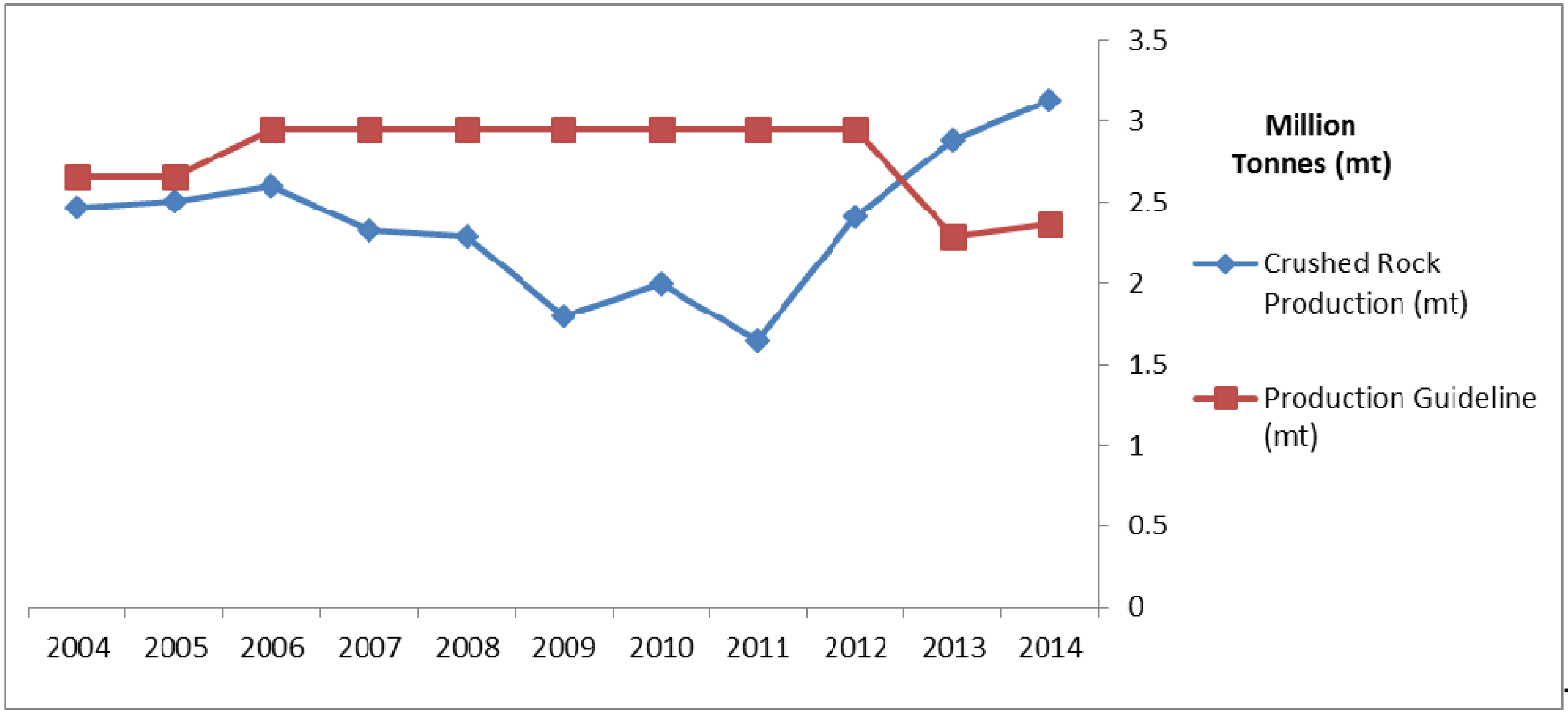


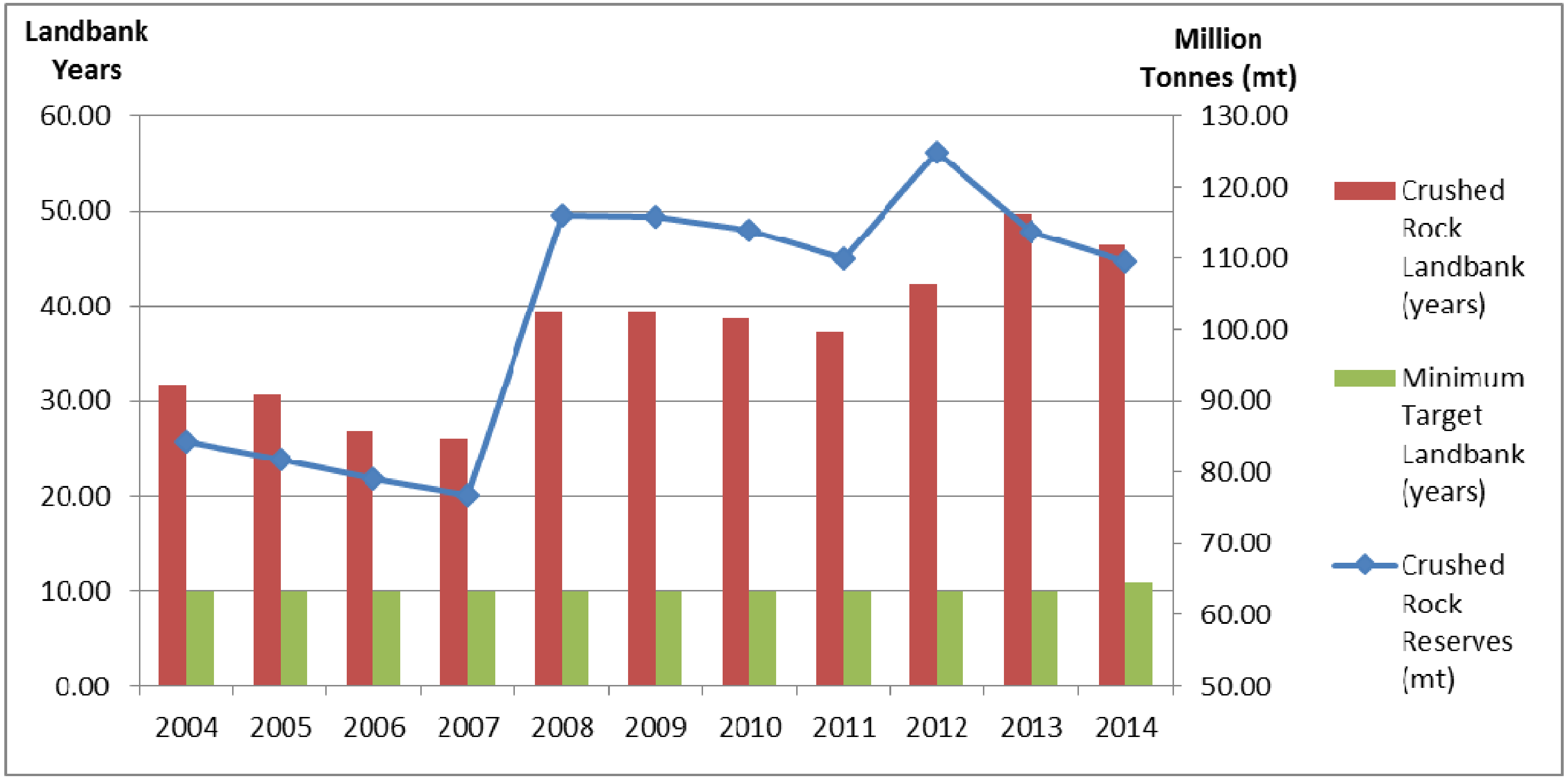
Table 36:

Crushed Rock (cont.)
The market area for crushed rock aggregates produced in Shropshire is predominantly local. The "Collation of the Results of the 2009 Aggregate Minerals Survey for England and Wales" produced by CLG, indicates that 54% of production supplies markets within Shropshire and 27% supplies markets in other parts of the West Midlands region. However, the high polishing resistance of some crushed rock resources in Shropshire supports export to a larger market area, including by rail transport and about 19% of production supplies national and even international markets outside the West Midlands. Shropshire imported 207,000 tonnes of crushed rock in 2009, largely from Wales;
The landbank of permissions for crushed rock working has remained consistently above the minimum target level of 10 years. The permitted landbank of permissions was equivalent to about 46 years' production in 2014. This is illustrated in Table 36 and Figure 12 below.

Table 36:Shropshire Crushed Rock Reserves and Landbank 2004-2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Crushed Rock Reserves (mt)	84.41	81.77	79.17	76.84	116.02	115.95	113.90	110.07	124.84	113.86	109.55
Crushed Rock Landbank (years)	31.70	30.70	26.85	26.06	39.34	39.32	38.62	37.32	42.32	38.60	46.42
Minimum Target Landbank (years)	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

Figure 12: Shropshire Crushed Rock Reserves and Landbank 2004-2014



Secondary Aggregates

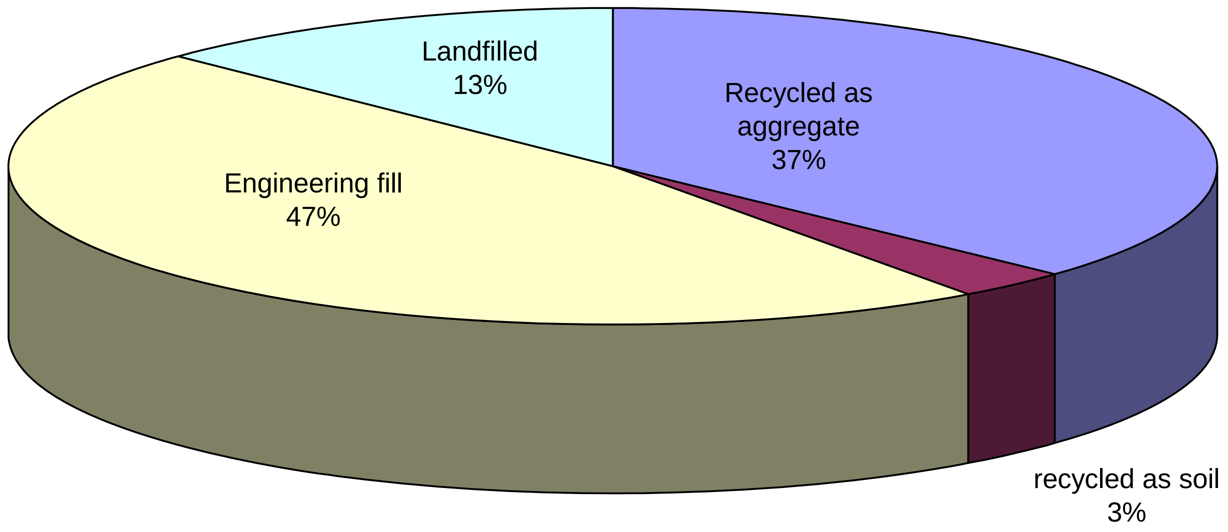
Figures for secondary and recycled materials used as aggregates are currently only collected nationally and sub-nationally. The most recent information indicates that 4.37 million tonnes of construction and demolition waste was generated in Shropshire, Staffordshire and Telford & Wrekin in 2005 (Survey of Arisings and Use of Alternatives to Primary Aggregates in England [CLG 2007]). Of the material generated, 1.58 million tonnes (36%) was recycled as aggregate and 0.15 million tonnes (3%) was recycled as soil. A further 2.26 million tonnes (53%) was used as engineering material and 0.38 million tonnes (8%) was landfilled as waste. However, it is unclear whether this performance is applicable to Shropshire, since Staffordshire's economy is much larger and may therefore obscure trends in Shropshire. Limited information is available for Shropshire and Telford & Wrekin specifically: Environment Agency waste data suggests that about 0.5 million tonnes of inert waste generated in the two areas was handled at licensed waste management facilities in 2014, largely in Shropshire and neighbouring areas.

Construction and demolition waste is a high density, low value material which, due to transport costs and distances in a predominantly rural area, cannot be moved more than short distances on a cost effective basis. 97% of construction waste generated in Shropshire in 2012 was managed within the county. Of the construction and demolition waste which was used as engineering material or landfilled in 2005, it is estimated that a further 0.24 million tonnes could potentially be recycled as aggregate (derived from CLG 2007).

In addition to the generation and use of construction and demolition waste, the 2007 CLG study examined the availability and use of materials from other sources which are already used, or have potential to be used to replace aggregates from mineral working. The study indicates that, in the Shropshire, Staffordshire and Telford & Wrekin area, 0.19 million tonnes of material from the ceramics industry, waste incineration and power generation industries is already recycled as aggregate and that further 0.23 million tonnes has potential to be used in this way. A proportion of the furnace bottom ash produced from Ironbridge power station has historically been recycled as a secondary aggregate material. However, the power station has now been converted to run partially on biofuel and is only operating at a significantly reduced level. The site is also due to close completely from 2016, which will limit any potential future contribution to alternative aggregates supply.

Within Shropshire (excluding Telford & Wrekin) there are 29 recycling sites which handle construction and demolition waste. However, only a proportion of the potentially recyclable waste is processed at these sites and the fate of a large proportion of material remains unrecorded.

Figure 13: Generation and Management of Alternative Aggregates in Shropshire, Staffordshire and Telford & Wrekin 2005 (CLG 2007)



Future Aggregate Demand, Supply Options and Constraints

Forecast Demand for Aggregates: Planned Growth & Infrastructure

The Shropshire Core Strategy establishes a strategic growth target of around 27,500 new homes and 290 hectares of employment in Shropshire for the period to 2026. Housing and employment land delivery has suffered in recent years and has been below the levels assumed in the Core Strategy due to the recession. Development rates are expected to recover over the current Local Development Plan period to 2026, and this is likely to increase demand for construction aggregates. Whilst new development will also require investment in infrastructure, there are no known separate national or strategic infrastructure projects which are likely to significantly increase demand for construction aggregates.

Balance between demand and supply:

The life of existing permitted reserves has been prolonged by low levels of demand for aggregates and the size of landbanks for sand and gravel and crushed rock remain well above minimum guidelines. However, there are a number of quality and capacity constraints on the production of sand and gravel resources which are identified above. To reflect this, in Shropshire the SAMDev Plan supplements existing permitted reserves with additional allocations and a windfall allowance to ensure an adequate and steady supply for the period to 2026. Telford & Wrekin Council will consider future demand for minerals during the development of the new Shaping Places Local Plan. However, evidence to date indicates that no additional allocations will be required. Since the majority of the aggregates produced are used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products, no separate provision is made for specific market sectors.

Mineral Transport and Handling Facilities

Mineral aggregates produced in Shropshire are moved almost exclusively by road, although a small amount of crushed rock is transferred from road to rail in Shrewsbury for export to more distant markets. However, the Shropshire Shropshire Core Strategy (2011) identifies and safeguards a number of railfreight facilities, including rail sidings at Bayston Hill near Shrewsbury, which are due to be refurbished for the future export of crushed rock and the Oswestry mineral railway (Cambrian Line). The railfreight terminal in north Telford is not currently used to move mineral aggregates but could potentially be used for this purpose in future.

LAA Conclusion

Housing and employment land delivery in Shropshire and Telford & Wrekin has suffered in recent years and has been below planned levels assumed due to the recession. This has prolonged the life of existing permitted reserves and current aggregate landbanks therefore remain well above minimum guidelines.

Whilst there are no known national or strategic infrastructure projects which are likely to increase demand, development rates are expected to recover and this will increase demand for construction aggregates. Active and on-going engagement with neighbouring Mineral Planning Authorities suggests that the current general pattern of aggregate imports and exports can be expected to continue, although the progressive exhaustion of permitted reserves in south-west Staffordshire may eventually result in additional demand from sites in eastern Shropshire and Telford & Wrekin.

There are a number of quality, capacity and transport constraints on the production of sand and gravel resources which mean that the market for aggregates produced in Shropshire is generally local. In addition, there are a number of unworked site commitments which require significant capital investment and are therefore unlikely to come forward in the short term.

Local information about secondary and recycled aggregates is generally dated and of poor quality. Whilst there are some existing and potential sources of secondary aggregates and a large number of local recycling facilities, low values and high transport costs and distances are likely to limit the contribution which these materials can make to supply.

Sufficient crushed rock aggregate resources are already available from permitted sites, but although the landbank remains well above the minimum guideline, additional sand and gravel resources are required to provide for flexibility and local competition. The Shropshire Development Plan therefore supplements existing permitted reserves for sand and gravel with additional allocations to ensure an adequate and steady supply. No additional allocations are currently proposed in Telford & Wrekin.

Building Stone

In 2014, there were two quarries with current planning permissions for the extraction of dimension stone which is used regionally and nationally as dimension stone in building restoration projects. Local building stone is also periodically worked at one quarry in South Shropshire, mainly to repair historic buildings and structures. The Shropshire Development Plan maintains an existing flexible policy approach which allows other small quarries to open on a temporary and short-term basis in the recent past to work stone for particular local refurbishment and conservation projects.

Brick and Fire Clays

In 2014, there were two operational sites producing brick clay in Shropshire (excluding Telford & Wrekin), with reserves totalling about 2 million tonnes. Adequate permitted reserves of brick clay exist to maintain supplies for about 10 years at current output rates. No brick manufacture takes place in Shropshire, but clay is exported to a brickworks in Telford and elsewhere in the West Midlands. Fireclay production is now centred on one specialist claypit at Caughley, south of Broseley. Fireclay produced in Shropshire is exported to support brick and tile production both in the West Midlands and nationally. The Caughley clays are of particularly high quality and are safeguarded as an increasingly important resource as other sources of high quality fireclay become scarce nationally. Clay from specific sources has also been worked in South Shropshire to match existing tiles as part of the repair of local historic buildings.

Coal and Hydrocarbon Resources

There has been both surface and deep mining of coal in Shropshire in the past and coal reserves remain in some areas. Coal is now only produced in small quantities in Shropshire as a by-product of fireclay working. Exploratory drilling for coalbed methane extraction has taken place in two areas but has not resulted in active working of these resources to date.

Waste Planning

Table 37: Headline Waste Monitoring Indicators 2014

Indicators	2014 Target	2014 Performance
Additional capacity at municipal / commercial & industrial waste management facilities	Positive contribution to demonstrating 'Equivalent Self-Sufficiency' (see below)	Additional 151,000 tonnes capacity at municipal / commercial & industrial waste management facilities added during 2014
Available capacity at municipal / commercial & industrial waste management facilities sufficient to manage the quantity of waste generated in Shropshire (equivalent self-sufficiency) See Table 38.	100%	Municipal: 122% Commercial & Industrial: 224%
Municipal waste management performance	Contribution to national targets, but no local targets	Recycled & composed: 54% Energy recovery: 37% Landfill disposal: 9%

Waste Generation

Approximately 0.93 million tonnes of waste was generated in Shropshire in 2014. Approximately 41% of this waste is from construction and demolition and a further 41% is generated by commercial and industrial businesses, a further 1% is classed as hazardous. Municipal waste which is collected by Shropshire Council amounts to only about 17%. Most of Shropshire's waste is managed locally. Of the waste generated in Shropshire, 60% is managed in the county and a further 34% is managed in neighbouring areas of the West Midlands. Only 6% is managed in other parts of England and Wales. Shropshire imported about 7,000 tonnes of waste for treatment or disposal in 2014, from neighbouring areas including Telford, Cheshire and Wales. Of the total amount of waste, about 50% is recycled or has value recovered from it and 16% is sent for disposal. However about a third (34%) is delivered to transfer stations and its eventual fate is therefore unknown.

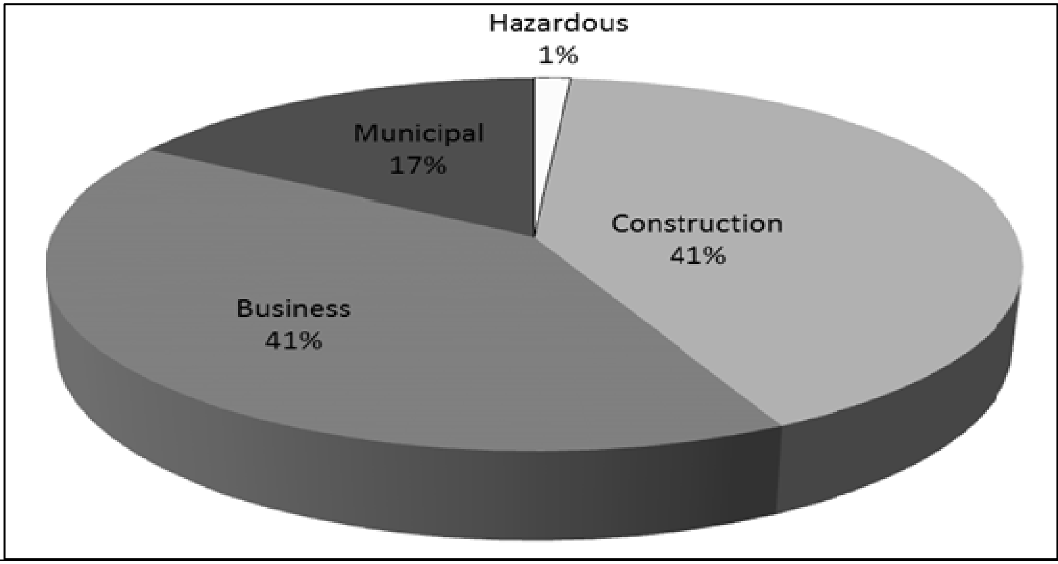
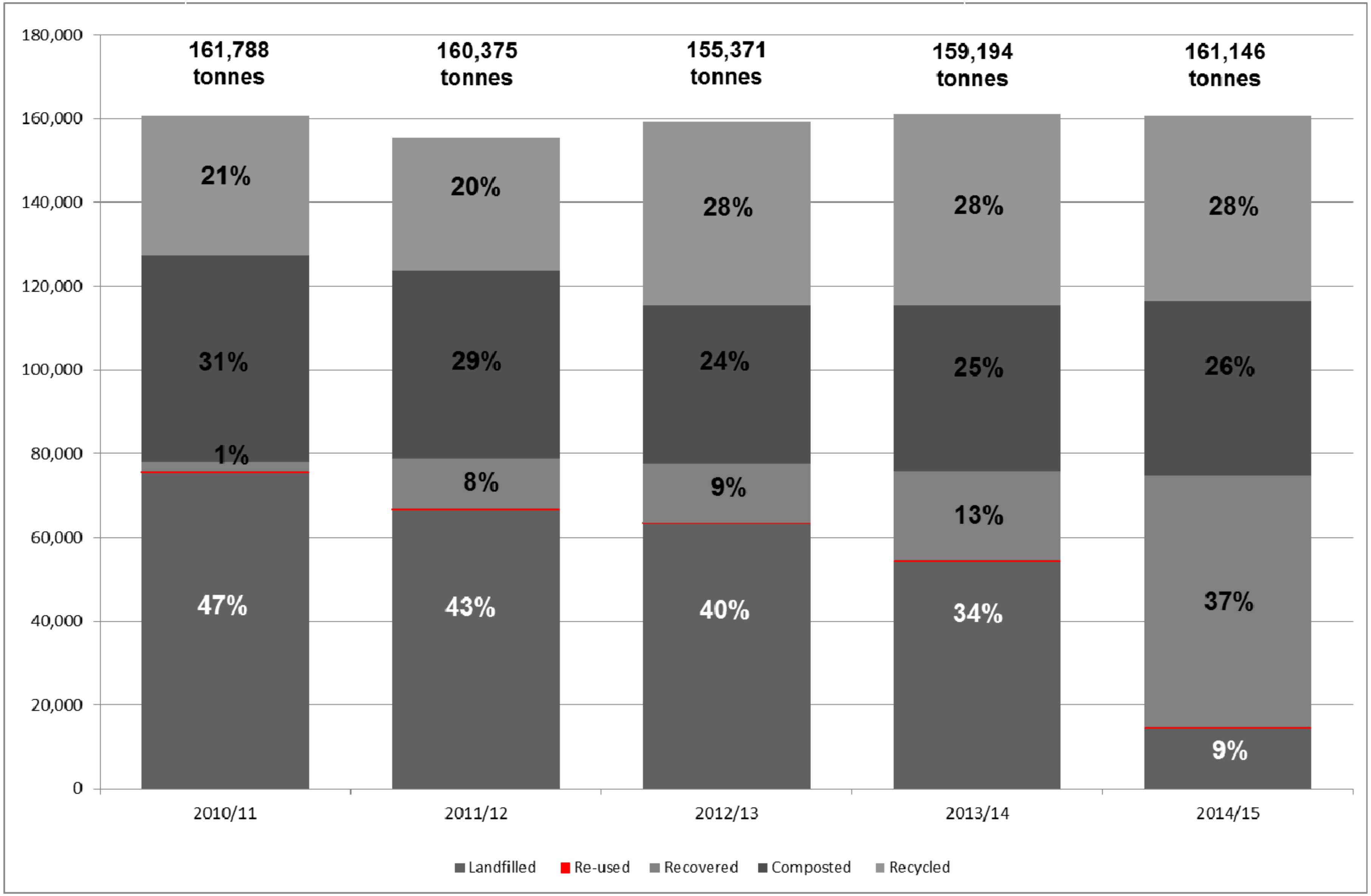


Figure 15: Waste generated in Shropshire by percentage in 2014

Municipal and Household Waste

Shropshire produced about 161,000 tonnes of municipal waste in 2014. The overall quantity of municipal waste generated in Shropshire remained broadly consistent between 2013 and 2014. The five year trend shows that the quantity of municipal waste is increasing again from a low point in 2011 and the quantity generated in 2014 was similar to that generated in 2009, perhaps reflecting the beginning of a recovery from recession. However, recycling levels for Municipal waste have increased rapidly in recent years (Figure 18). Shropshire continues to perform well against national municipal waste recycling and composting and landfill diversion targets. Approximately 54% of municipal waste was recycled and composted in 2013-14. However, there has been a dramatic change in the level of energy recovery between 2013 and 2014, generated by the new Battlefield ERF coming on stream. This has increased performance from 13% in 2013 to 37% in 2014, with a consequent significant reduction in landfill from 34% in 2013 to 9% in 2014. Of the municipal waste produced in Shropshire, about 52,000 tonnes or 32% was managed in Shropshire, 14,000 tonnes or 9% was landfilled in neighbouring Telford & Wrekin and 45,000 tonnes or 28% was sent for energy recovery in neighbouring areas of the West Midlands. The remaining 31% was material which was recycled or composted in other areas of England.

Figure 16: Municipal waste management performance



Commercial and Industrial Waste

Estimates of commercial and industrial waste arising are notoriously inaccurate at the level of an individual county and detailed recent information about the quantity of waste is limited to the Environment Agency interrogator data from 2014. This suggests that approximately 422,000 tonnes of commercial and industrial waste derived from Shropshire was managed at licensed waste management facilities in 2014. Of this material, 276,000 tonnes (66%) was diverted away from landfill by recycling or recovery processes and 48,000 tonnes (11%) was landfilled. However, 98,000 tonnes or 23% of commercial and industrial waste was handled at transfer sites, but its ultimate fate is unknown. Of the quantity of commercial and industrial waste produced in Shropshire in 2014, about 57% was managed in Shropshire, 35% was managed in neighbouring Telford & Wrekin and the remaining 9% was managed in other neighbouring areas, the West Midlands or England.

Construction and Demolition Waste

Estimates of the amount of construction and demolition waste produced in Shropshire vary. Most surveys are only statistically accurate at a regional or national level. The best available waste arising data derives from a regional model which breaks down 2010 national data using shares of development suggests that approximately 497,000 tonnes of construction and demolition waste was produced in Shropshire in 2010. The fate of this material is not recorded, but Environment Agency data suggests that about 400,000 tonnes of construction and demolition waste derived from Shropshire was managed at licensed facilities in 2012. However, this does not include material which is managed at facilities which are exempt from licensing.

The EU Waste Framework Directive establishes a target of 70% diversion away from landfill by 2020, the Dti Sustainable Construction Review (October 2006) established an objective of zero inert waste to landfill by 2020 and the BIS Strategy for Sustainable Construction (June 2008) established a target of a 50% reduction of construction, demolition and excavation waste to landfill compared to 2008. Of the 333,000 tonnes of inert material from Shropshire recorded as being managed at licensed facilities in 2014, 81% was managed in Shropshire and a further 18% in neighbouring Telford & Wrekin. The remaining 1% was managed in other neighbouring areas of England and Wales. Of the material managed at licensed facilities, 65% was handled at transfer sites, but its ultimate fate is unknown, 10% had value recovered and 25% was deposited at landfill sites, although some of this material may have been used for cover and engineering purposes.

Hazardous Waste

Shropshire produced about 16,000 tonnes of hazardous waste in 2014, the vast majority of which was exported for treatment and disposal. Of the hazardous waste exported, about 81% was managed in Shropshire, its neighbouring authorities or in other parts of the West Midlands and the remaining 19% was managed in other areas of England. About 87% of hazardous waste was recovered or treated and 13% was disposed of at incineration or landfill facilities.

Cross boundary movements of waste

The settlement pattern and distribution of business waste producers in Shropshire means that the county lacks the necessary economies of scale to support more specialised waste management processes. Natural geology and water resources also significantly restrict opportunities for landfill. This means that some waste material, including hazardous wastes and Very Low Level Radioactive Waste (VLLRW) is likely to continue to be exported for management and disposal outside the county. Shrewsbury, in particular, remains heavily dependent on waste management services delivered from facilities in neighbouring local authority areas, particularly Telford & Wrekin.

However, Shropshire’s waste planning strategy (established in the adopted Core Strategy, Policy CS19) actively supports the development of new waste recycling and recovery facilities as a means of stimulating enterprise and to reduce local business waste management costs. The combined capacity of existing permitted sites (see below) and the potential new sites identified in SAMDev (Policy MD4) exceeds that which is required to manage a quantity of waste equivalent to that generated in Shropshire. This approach effectively counterbalances waste exports and helps to support appropriate ‘cross boundary’ waste flows;

Waste management capacity and facilities

In 2014, there were about 131 consented waste sites in Shropshire. Of these sites, about 70% are classed as operational. In theory, these sites provide almost 1 million tonnes of capacity, although they only handled approximately 560,000 tonnes of locally generated waste and material imported from adjacent areas in 2014.

The new facilities which have been permitted during 2014 will deliver 151,000 tonnes of additional annual waste management capacity for commercial waste recycling and recovery (see Table 39). Increases in energy costs may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2009-2014, applications for new waste management facilities will deliver about 90,000 tonnes of additional municipal waste management capacity and 428,000 tonnes of additional business waste management capacity. The available capacity to treat both municipal and business wastes significantly exceeds benchmark levels.

In addition to existing permitted capacity, a further 8 sites, amounting to up to 71 hectares of land, have been identified in the draft SAMDev Plan (Policy MD4) as suitable for general industrial or business use, including waste management operations, recycling and environmental industries. These sites are in accessible locations close to the main urban areas, broadly consistent with the 'Broad Locations' identified in the Core Strategy (Policy CS19).

Table 38: Capacity of new waste management facilities by type 2014:

Address	**Description**	**Waste Type**	**Additional Capacity:** (tonnes/yr)	**Status**
Ellesmere Sand & Gravel Spunhill Ellesmere Shropshire SY12 0HY	Variation of Condition No.4 (time restriction) attached to SC/MN1992/0843/NS to allow for the continued use for landfill operations until 2035	C&I	-	Planning consent

Address	Description	Waste Type	Additional Capacity: (tonnes/yr)	Status
Unit 11, Rednal Industrial Estate West Felton Oswestry Shropshire SY11 4HS	Change of use class B2/B8 to a sui generis waste processing facility, enabling the crushing of material to create aggregates for sale	C&D	40,000	Planning consent
Aggregate Industries Uk Limited Haughmond Quarry Haughmond Shrewsbury Shropshire SY4 4RP	Application to vary condition No.8 attached to Planning Permission SC/MS2007/1606/SY to allow for the importation and processing of up to 75,000 tonnes of road planings per annum	C&D	75,000	Planning consent
ABP Ellesmere Hordley Ellesmere Shropshire SY12 9BL	Construction of new waste water treatment facilities following decommission the existing facilities	C&I		Planning consent
Manor Farm Wistanstow Craven Arms Shropshire SY7 8DG	Development of an agricultural Anaerobic Digester (AD) plant for the purpose of farm diversification and for the production of renewable energy	C&I	4,831	Planning consent
Broughall Fields Farm Ash Road Whitchurch Shropshire SY13 4DE	Installation of Anaerobic Digestion plant consisting of control building, feedstock/reception building, 30m diameter digester, 30m diameter digestate store, feedstock clamps and all associated works	C&I	25,000	Planning consent

Address	**Description**	**Waste Type**	**Additional Capacity:** (tonnes/yr)	**Status**
Upper House Farm Upton Cressett Bridgnorth Shropshire WV16 6UH	Development of an agricultural Anaerobic Digester for the purpose of farm diversification and for the production of renewable energy	C&I	6,500	Planning consent

Table 39: Approval of additional waste management capacity (thousand tonnes)

Waste Stream	**Existing Capacity 2013**	**Additional Capacity Permitted 2014**	**Available Capacity 2014**	**Target 2014**[3]
	(i)	**(ii)**	**(i+ii)**	
Municipal Recycling & Recovery[1]	197	0	197	
Commercial Recycling & Recovery[2]	795	151	946	

1. Includes local estimate of available composting capacity
2. Includes construction, demolition and inert wastes
3. Based on Table 42 above

Landfill Capacity

The availability of landfill void in Shropshire is declining and the combination of economies of scale and environmental constraints which derive from European policy on groundwater means that the potential for new landfill is very limited. Only one landfill site accepting mixed (non-hazardous) waste remains operational near Ellesmere. The most recent assessment of landfill capacity in the West Midlands reveals that less waste is being landfilled and that existing capacity is expected to last until at least 2019, though alternative economic and diversion assumptions could extend this to as late as 2027/28. Application of the waste hierarchy requires that new landfill sites should not be considered unless specific local circumstances apply.

APPENDICES

Appendix 1: Saved policies for former District, Borough and County authorities

The policies below remain in place after the adoption of the Core Strategy, and form part of the Development Plan, but have not been reported on in the AMR. They will be replaced by adoption of the SAMDev Plan.

Bridgnorth Local Plan			
S1	Development Boundaries	ALB2	Shopping Centre
S2	Areas of Minimum Change	ALV1	Industrial Estate
S3	Green Belt	BRID2	Industrial Site off Stourbridge Road
S4	Safeguarded Land	BRID3	Industrial Site of Faraday Drive
D6	Access and Car Parking	BRID4	Industrial Site at Stanmore Industrial Estate
D10	Art and Development	BRID6	Primary Shopping Frontage
D11	Renewable energy	BRID7	Low Town Shopping Site
D14	Telecommunications	BRID8	Development of the High Street
D16	Directional Signs	BRID10	Development of Majestic Cinema Site
RD6	Location of Caravan, Camping and Chalet Sites	BRID13	College Site, Stourbridge Road
RD7	Size of Caravan Sites	BRID14	Severn Street Car Parking
RD8	Development of existing Chalet Sites	BRID20	Housing Site West of Dark Lane
RD9	Caravans and Mobile Homes	BRO1	
H3	Residential Development in Main Settlements	DIT1	Allocated Industrial Site
H4	Residential Development in Smaller Settlements	HIG1	Housing Site adjoining Rhea Hall
H7	Housing Density	HIG2	Housing Site adjoining The Cedars
H14	Temporary Accommodation for Agricultural Workers	HIG4	Industrial Site East of Netherton Workshop
H15	Agricultural Occupancy Conditions	WEN1	Industrial Site off Stretton Road
CN5	Use of Outline Planning Applications	SHIF1	Housing Site East of 464
ALB1	Housing Site east of Shaw Lane	SHIF3	Aston Street Public Car Park Extension
Oswestry Borough Local Plan			
H5	Larger Settlements	LE15	New Road Haulage Depots
H6	Smaller Settlements	LE16	Extensions to Existing Road Haulage Depots

H7	Infill Villages	TM4	Sites for Touring Caravans
H8	Sites with Outstanding Planning Permission (Rural Area)	TM5	Chalets and Static Caravans
H10	Sites Allocated for Housing Development (Rural Area)	TM7	Queens Head
H17	Conversion of Buildings to Dwellings (Within Settlements)	TM8	Canal-side Development
H18	Subdivision of Dwellings	SP1	New Shopping Development
H23	Extensions to Dwellings	SP4	Changes of Use
H25	Non-Permanent Accommodation	RG1	Larger Sites for Regeneration
H30	Temporary Caravans & Mobile Homes Associated with Dwellings	OS4	New Playing Field Provision, Oswestry town
TR4	Off-Street Parking	OS7	New Playing Fields: St Martins & Ruyton XI Towns
LE1	Maesbury Road Industrial Estate	OS8	By-pass Amenity Zone
LE2	Land at Weston Farm, Oswestry	OS10	Sport and Noise
LE3	Land at Mile Oak Industrial Estate	OS11	Air Activities
LE5	Land at Llanymynech	NE16	Telecommunications Developments
LE6	Land at Ifton Industrial Estate, St. Martins	HE6	Building and Fire Regulations
LE8	Land at Bank Top, St Martins	RG4	Derelict Land
LE13	Rednal Industrial Estate	CD3	Community Facilities, Maesbury Marsh
LE14	Kinnerley	CD9	Art and Development Proposals
North Shropshire Local Plan			
D6	Control and Design of Extensions	H6	Other Limited New Housing and Conversions in Local Service Villages and Other Villages with Development Boundaries
D7	Parking Standards	E2	Allocated Industrial Areas
D11	Advertisements	E3	New Allocated Employment Sites
C6	Security Shutters within Conservation Areas and on Listed Buildings	E5	New Buildings for Employment Purposes in the Villages
H1	District Housing Target	T9	Touring Caravan and Camp Sites
H3	Allocated Housing Sites in Towns	T10	Static Caravan Sites, Holiday Chalets and Holiday Village Developments

H4	Allocated Housing Sites in Rural Areas	F4	Children's Play space Standards
H5	Infilling, Groups of Houses and Conversions in Market Towns and Main Service Villages		
Shrewsbury and Atcham Local Plan			
GP5	Residential Extensions of Two or More Storeys	S9	Garden Centres
HS1	Allocated Housing Sites	TLR12	Holiday Camping and Touring Caravan Sites
HS3	Housing in Villages with Development Boundaries	TLR13	Holiday Caravan Parks and Chalets
EM1	Allocated Employment Sites	T4	Pedestrian Priority Areas
EM3	Employment Development in the Rural Area	T9	Disused Rail Corridors
EM8	Nesscliffe Training Camp	T13	Parking within the River Loop
S2	Primary/Secondary Shopping Streets	T14	Parking Standards outside the River Loop
S3	Change of Use of Shops Outside of Town Centre	INF17	Telecommunications
South Shropshire Local Plan			
SDS3	Settlement Strategy	S5	The Grove
E8	Telecommunications	S7	Foldgate Lane
AC4	Rail Access	S9	Relocation of Abattoir
S1	Housing Development	S15	Riverside Walk Ludlow
S2	Industrial and Business Development	S21	Redevelopment of land at Galdeford Ludlow
Shropshire and Telford and Wrekin Joint Structure Plan			
P16	Air Quality	P41	Air Transport
P33	Safeguarding Rail Infrastructure	P67	Environmental Considerations
P36	The Trans-European Network (TEN)		
Shropshire and Telford and Wrekin Mineral Local Plan			
M2	The Need for Minerals	M21	Coal and Fire Clay Working
M4	Operational Considerations	M22	Brick Clay Working
M6	Protecting Archaeological Remains	M27	Reclamation and After-use
M10	Ancillary Development	M29	Safeguarding Mineral
M18	Limestone Quarrying on Wenlock Edge	M30	Comprehensive Working of Mineral Resources
M20	Building Stone		
Shropshire Waste Local Plan			
3	Waste Generation by New Development	18	Landspreading
6	Preferred Sites for Waste Transfer and Recovery Facilities	19	Hazardous & Clinical Waste Facilities

7	Preferred Sites for the Beneficial Re-Use of Construction and Demolition Waste	20	Waste Water Treatment
8	Alternative Sites	21	Landfill Mining
11	Household Waste Recycling Facilities	22	Beneficial Re-Use of Construction and Demolition Waste
12	Materials Recovery and Transfer Facilities	23	Non-Hazardous Landfill and Landraising
13	Construction and Demolition Waste Recycling	24	Phasing of Landfill and Landraising Sites
14	Enclosed Composting Facilities	25	Development Control Considerations
15	Open Air Composting Facilities	26	Planning Obligations
16	Bio-gas and anaerobic digestion facilities	27	Transport Assessment
17	Energy Recovery Facilities	28	Reclamation

Appendix 2: Mineral working sites

Active Sand & Gravel Sites

Site Name	Operator	Grid Reference
Wood Lane Quarry	Tudor Griffiths	SJ 422 328
Norton Farm	Hanson Aggregates	SJ 497 075
Bromfield Quarry	Plymouth Estates	SO 481 773
Buildwas Quarry	Harry Price Sand and Gravel	SJ 647 041
Tern Hill Quarry	Cemex	SJ 656 302
Gonsal Quarry	Salop Sand & Gravel	SJ 484 044
Bridgwalton Quarry	Salop Sand & Gravel	SO 689 920

(Source: RAWP Annual Report 2011)

Sites which benefit from resolutions to grant planning permission

Site Name	Operator	Grid Reference
Barnsley Lane	Grundon	SO 762 928
Woodcote Wood	Cemex	SJ 770 147

(Source: RAWP Annual Report 2011)

Inactive Sand & Gravel Sites

Site Name	Operator	Grid Reference

Sleap Quarry	Hanson Aggregates	SJ 480 265
Morville Quarry	Lafarge Aggregates	SO 685 936
Cound Quarry*	Hanson Aggregates	SJ 550 060
Conyburg Wood Quarry	Hanson Aggregates	SJ 675 274

*statutorily dormant

(Source: RAWP Annual Report 2011)

Active Crushed Rock Sites

Site Name	Operator	Grid Reference
Haughmond Hill Quarry	Aggregate Industries	SJ 542 148
Clee Hill Quarry	Hanson Aggregates	SO 599 762
Llynclys Quarry	Lafarge Aggregates	SJ 264 242
Bayston Hill Quarry	Tarmac Western	SJ 493 091
Leaton Quarry	Aggregate Industries	

(Source: RAWP Annual Report 2011 and Local Monitoring Information)

Inactive Crushed Rock Sites

Site Name	Operator	Grid Reference
Farley Quarry	"non-mineral owner"	SJ 629 017
Callow Quarry	Tarmac Western	SJ 387 050

Coates Quarry	Aggregate Industries	SO 602 994
Lea Quarry	Aggregate Industries	SO 590 980
More Quarry*	Tarmac Western	SO 325 933
Blodwell Quarry	Hanson Aggregates	SJ 257 229
Nantmawr Quarry*	Hanson Aggregates	SJ 253 242

*statutorily dormant

(Source: RAWP Annual Report 2011 and Local Monitoring Information)

Dimension and Local Building Stone Quarries

Site Name	Operator	Grid Reference
Grinshill Quarry	Grinshill Stone Quarries	SJ 475 232
Webscott Quarry	Grinshill Stone Quarries	SJ 476 231
Diddlebury Quarry	J P Wigley	SO 494 862

(Source: Local Monitoring Information)

Brick and Fireclay Quarries

Site Name	Operator	Location
Caughley Quarry	Broseley Fireclay	SJ 689 000
Knowle Sands Quarry	Ibstock Brick	SO 718 916

(Source: Local Monitoring Information)

Appendix 3: Active Recycling Sites

Site Name	Operator	Type of Facility or Operation	Status
Shifnal Transfer Station	Unit 26 Lamledge Lane Ind. Estate, Shifnal, Shropshire, TF11 8SD	Household, Commercial & Industrial Waste Transfer Station	Operational
M N Choudary	Unit 1 Lamledge Lane Industrial Estate, Lamledge Lane, Shifnal, TF11 8SD	Waste Transfer & Recycling	Operational
Samco (Norton) ltd	Apley Estate Yard, Windmill Lane, Norton, Shifnal	Waste Transfer & Recycling	Operational
Peter Griffiths	Lowe Cottage Farm Transfer Station Lowe Cottage Farm, Lowe, Wem, Shropshire, SY4 5UE	Household, Commercial & Industrial Waste Transfer Station	Operational
Tudor Griffiths Transport Ltd	Wood Lane Landfill Site Wood Lane Landfill Site, Wood Lane, Colemere, Ellesmere, Shropshire, SY12 0HY	Co-Disposal Landfill Site (including recycling activity)	Operational
Veolia E S Shropshire Ltd	Waymills Industrial Estate, Whitchurch	Civic Amenity & Waste Transfer Station	Operational
Ches & Son Skip Hire	Unit G10, Wem Industrial Estate, Soulton Road, Wem SY4 5SD	Household, Commercial & Industrial Waste Transfer Station	Operational
A R Richards Ltd	Warrant hangar, Tern Hill	Household, Commercial & Industrial Waste Transfer Station	Operational
PTS Skip Hire	Unit 2, Parry's Yard, The Oaks, Shawbury Heath SHREWSBURY SY4 4EA	Household, Commercial & Industrial Waste Transfer Station	Operational

Site Name	Operator	Type of Facility or Operation	Status
Tudor Griffiths Transport Ltd	TG Waste Transfer Station Maesbury Road, Oswestry, Shropshire, SY10 8NR	Household, Commercial & Industrial Waste Transfer Station	Operational
Veolia E S Shropshire Ltd	Glovers Meadow, Maesbury Road, Oswestry, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
Mr Gwynfor Davies	Ifton Colliery Ifton Heath St Martins Shropshire SY11 3DA	Transfer Station taking Non-Biodegradable Wastes	
Loosemores (Transport) Limited	Battlefield Transfer Station Loosemores Yard, Battlefield, Shrewsbury, Shropshire, SY4 3DE	Transfer Station taking Non-Biodegradable Wastes	Operational
Veolia E S Shropshire Ltd	Battlefield Integrated Waste Management Facility, Vanguard Way, Battlefield, Shrewsbury	Civic Amenity and Transfer Station	Operational
Harry Price Sand & Gravel	Buildwas Quarry, Ironbridge, Telford	Inert landfill and recycling of secondary aggregates	Planning Consent
H Evason & Co	Dorrington Quarry, Dorrington, Shrewsbury, SY5 7ED	Inert Recycling	Planning Consent
E- On Uk Plc	Devil's Dingle Landfill	Inert landfill	Operational
E- On Uk Plc	Ironbridge A	Inert landfill	Operational
Mr W Cullis (Budget Skips)	land adjacent to Engine House, Cruckmeole, Nr Hanwood	Sorting skip waste and storage of recyclable waste and non-recyclable waste prior to recovery/disposal elsewhere	Planning Consent

Site Name	Operator	Type of Facility or Operation	Status
Mark Price Skip Hire	part of Cruckmeole Brickyard, Hanwood, Shrewsbury	Sorting skip waste and storage of recyclable waste and non-recyclable waste prior to recovery/disposal elsewhere	Planning Consent
GA Recycling	The Shed, Boreatton Lodge, Near Baschurch	Non-hazardous waste transfer, recovery and recycling and as a base for a skip hire business	Planning Consent
Wades Skip Hire	Land at Monkmoor Farm Industrial Estate Monkmoor Shrewsbury	Waste transfer station for sorting and recycling in connection with an existing skip hire business	Planning Consent
ADH Transport (Mr Andrew Hunt)	Boreton Farm, Boreton, Cross Houses, Shrewsbury	Recycling operation comprising sorting, crushing and baling of waste materials	Planning Consent
Dorset Skips	Dorset Farm, Queen Street, Shrewsbury Shropshire SY1 2JS	Household, Commercial & Industrial Waste Transfer Station	Planning Consent
Mr George Wilkie	L M S Skips Transfer Station Bromfield Garage, Bromfield, Ludlow, Shropshire, SY8 2BT	Household, Commercial & Industrial Waste Transfer Station	Operational Planning Permission
Veolia E S Shropshire Ltd	Craven Arms HWRC Long Lane, Craven Arms, Shropshire	Household, Commercial & Industrial Waste Transfer Station	Operational
J McGrath (Tenbury) Ltd	J McGrath Transfer Station Temeside, Temeside, Ludlow, Shropshire, SY8 1JH	Household, Commercial & Industrial Waste Transfer Stn	Operational
Steven J Weaver (Woofferton) Ltd	Old Timber Yard/Railway Sidings at Station Road, Woofferton, Near Ludlow	Storage and processing of inert waste materials	Planning Consent

Appendix 4: Community Infrastructure Levy (CIL) - Overview of CIL Income and Spend 1st January 2012 - 31st March 2013

Community Infrastructure Levy Allocations		Community Infrastructure Levy Income			Community Infrastructure Levy Spend			
Allocation	**Percentage**	**Collected**	**Committed**	**Potential**	**Spend**	**Allocated**	**Returned**	**Available**
Administration Fee	5%	£121,216.12	£233,379.41	N/A	£121,216.12	£0.00	£0.00	£0.00
Neighbourhood Fund[1]	15 or 25% Neighbourhood Fund[2]	£265,607.26	£687,749.29	N/A	£0.00	£215,080.95	£0.00	£50,526.31
Remaining CIL is allocated as follows:								
Strategic Infrastructure Funding	10% of remaining	£203,749.91	£374,645.86	N/A	£0.00	£26,398.01	£0.00	£177,351.90
Local Infrastructure Funding	90% of remaining	£1,833,749.18	£3,371,813.04	N/A	£11,500.00	£237,582.08	£0.00	£1,584,667.04
Total	**100%**	**£2,424,322.47**	**£4,667,587.60**	**£8,249,604.84**	**£132,716.12**	**£479,061.10**	**£0.00**	**£1,812,545.25**

[1]Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.

[2]15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan.

****Amount specified is correct provided the locations within which Neighbourhood Fund is committed do not reach the specified cap.***

This information was correct as of 20th April 2015. The CIL administration system is continuously updated.

The CIL Levy is either 'Collected' 'Committed' or 'Potential'.

- CIL income '**collected**' is money that has been received from liable schemes that have commenced.
- CIL income '**committed**' is money that will be received within the next year or so from liable schemes that have commenced.
- CIL income '**potential**' is money that may be received from liable schemes if development commences. **Please Note: If the scheme does not commence the fee will never be paid.**

Annual CIL Income

Community Infrastructure Levy Allocations		Community Infrastructure Levy Collected			
		Per financial year			Total Income
Allocation	**Percentage**	**2012/13**	**2013/14**	**2014/15**	
Administration Fee	5%	£6,599.39	£29,042.70	£85,574.03	£121,216.12
Neighbourhood Fund[1]	15 or 25% Neighbourhood Fund[2]	N/A	£19,006.49	£246,600.77	£265,607.26
Remaining CIL is allocated as follows:					
Strategic Infrastructure Funding	10% of remaining	£12,538.85	£53,280.48	£137,930.58	£203,749.91
Local Infrastructure Funding	90% of remaining	£112,849.65	£479,524.31	£1,241,375.22	£1,833,749.18
Total	**100%**	**£131,987.89**	**£580,853.98**	**£1,711,480.60**	**£2,424,322.47**

[1]***Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.***

[2]***15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan.***

Annual CIL Spend

Community Infrastructure Levy Allocations		Community Infrastructure Levy Spend					
		Each financial year *May include CIL previously collected*			Total Spend	Total Allocated	Total Banked
Allocation	**Percentage**	**2012/13**	**2013/14**	**2014/15**			
Administration Fee	5%	£0.00	£35,642.09	£85,574.03	£121,216.12	£0.00	£0.00
Neighbourhood Fund[1]	15 or 25% Neighbourhood Fund[2]	£0.00	£0.00	£0.00	£0.00	£215,080.95	£50,526.31
Remaining CIL is allocated as follows:							
Strategic Infrastructure Funding	10% of remaining	£0.00	£0.00	£0.00	£0.00	£26,398.01	£177,351.90
Local Infrastructure Funding	90% of remaining	£0.00	£0.00	£11,500.00	£11,500.00	£237,582.08	£1,584,667.04
Total	**100%**	**£0.00**	**£35,642.09**	**£97,074.03**	**£132,716.12**	**£479,061.10**	**£1,812,545.25**

[1]***Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.***

[2]15% where there is no formal Neighbourhood Plan (capped at £100.00 per Council Tax paying dwelling) and 25% where there is a formal Neighbourhood Plan.

Summary of Infrastructure Allocated CIL Funding and Delivered using CIL Funding

Infrastructure Project	Location	Date of commencement	Progress	Intended date of completion	Total cost	CIL allocated
CIL Administration	N/A	01/01/2012	On-going administration of CIL.	On-going	N/A	5% of CIL (Administration). £103,374.02 (to date).
CIL Neighbourhood Fund	N/A	25/04/2013	On-going provision of Neighbourhood Fund to Town and Parish Councils.	On-going	N/A	15-25% of CIL (Neighbourhood Fund). £215,080.95 (to date).
Infrastructure projects in Shrewsbury	Shrewsbury	N/A	Infrastructure projects in Shrewsbury	On-going	N/A	CIL Local and Strategic Funds Strategic: £26,398.01 (to date). Local: £237,582.08 (to date).
Renshaw Field, Clive	Clive Parish	03/09/2014	On-going.	January 2015	£82,000.00	£11,500 of CIL (Local).

Disclaimers:

- CIL income allocated to the 'Strategic Infrastructure Fund' will be pooled to deliver those strategic infrastructure priorities identified through the Place Plan and the Local Plan process.
- The delivery of Strategic Infrastructure is a priority within Shropshire (as supported within the Shropshire Core Strategy). In locations where the 'Strategic Infrastructure Fund' is not sufficient to deliver necessary strategic infrastructure, the use of the 'Local Infrastructure Fund' to deliver Strategic Infrastructure may be agreed with the relevant Town and Parish Councils.
- The 'Local Infrastructure Fund' generated within an area may be spent outside of the local area where agreed locally and where the identified infrastructure priorities support this approach.
- The CIL liability associated with certain Planning Applications may be subject to change where the calculation of the CIL levy is based on Council calculations (where no CIL Form 0: Determination of CIL Liability has been submitted) and the liable person(s) subsequently submit a completed CIL Form 0. This is because the Council cannot assume that existing buildings are 'in use' and therefore deductible floorspace.

A calculator will shortly be available on our website that will allow you to calculate how much CIL will be available locally from each development and based on the total collected/committed within an area.

Overview of how CIL monies will be distributed in Shropshire:

CIL Fund	Proportion of total funds	Responsible party	Area for spend
Administrative fee	5%	Shropshire Council	Administrative expenses incurred during the implementation and enforcement of CIL.
Neighbourhood Fund	- 25% where there is a Neighbourhood Plan or Neighbourhood Development Order. - 15% where there is not a Neighbourhood Plan (capped at £100 per council tax dwelling).	Town and Parish Councils	Provided directly to the local Town/Parish Council to fund locally identified infrastructure projects. *Please Note: The Neighbourhood Fund only applies to development where the CIL Liability Notice (usually issued shortly after approval of the Planning Application) has been issued on or after the 25th April 2013.*
Of the remainder:			
Strategic Infrastructure Funding	10%	Shropshire Council in conjunction with infrastructure providers	Strategic infrastructure priorities across Shropshire.
Local Infrastructure Funding	90%	Shropshire Council in conjunction with Town/Parish Councils	Local infrastructure priorities to meet the infrastructure needs in the area where development takes place, as identified by Town/Parish Councils within their Place Plans.

Appendix 5:
Reservoir employment sites 2013-2018

LOCATION	RESERVOIR SUPPLY 2013 - 2018	Reservoir Sites 2013 - 2018		
		Existing Employment Areas	Committed Sites	Allocated Sites
	HECTARES			
SHROPSHIRE	**158**	**48**	**49**	**61**
North West	**26**	**14**	**0**	**12**
Oswestry	**26**	**14**	**0**	**12**
Land adjoining Maesbury Road / A483 Weston Lane		2.1		
Land at Rod Meadows		1.7		
Mile End Business Park off Maes Y Clawdd		1.6		
Kensington Gardens, Maesbury Road		0.9		
Unit 1, Mile Oak Industrial Estate		0.2		
Site adjoining Factory No.2 Maesbury Road		0.2		
Land south of Aspect House, Maes Y Clawdd		0.1		
The Lees, Rednal		0.3		
The Lees, Site B, Rednal		2.3		
Evans Enterprises Ltd, Park Hall		1.8		
Bank Top Industrial Estate, St Martins		1.5		
4 Units, Moreton Business Park		0.6		
Former Brickworks, Ifton Heath		0.5		
Land at Mile End, east of A5/A485				5.0
Land South of Whittington Road, east of A5/A484				5.0
Land North of Whittington Road, east of A5/A483				2.0

Ellesmere (W)	**0.4**	**0.4**	**0**	**0**
New Warehouse, Ellesmere Business Park Phase 1, Plots 2 & 3		0.4		
North East	**49**	**16**	**20**	**15**
Market Drayton (W) (D)	**32**	**12**	**6**	**15**
Tern Valley Business Park Phase 1 **(D)**		2.5		
Tern Valley Business Park Phase 1 **(D)**		5.5		
Maer Lane / Bert Smith Way		0.8		
Muller Dairy (UK) Ltd, Tern Valley Business Park Phase 1 **(D)**		0.2		
Sych Farm, Phase 1		1.7		
Livestock Market, Sych Farm Phase 1		0.1		
Ollerton Business Park		0.2		
Ollerton Warehouse		0.6		
Hales Sawmill, Sych Farm, Phase 2 **(D)**			6.0	
Muller Dairy CORE Site, north of A53 Shrewsbury Road **(D)**				8.5
Sych Farm Phase 2 - Land at Victoria Farm **(W)**				6.0
Whitchurch (W) (D)	**12**	**1.6**	**11**	**0**
Land off Shakespeare Way		0.8		
Mulbry Business Park, Shakespeare Way		0.4		
Sandford Industrial Park, Sandford		0.4		
Grocontinental, Shakespeare Way **(D)**			1.3	
South of Civic Park, Whitchurch			4.3	
Land at Heath Road			4.8	
Prees Industrial Estate, Prees			0.2	
Wem (W)	**4.6**	**2**	**2.5**	**0**

Wem Industrial Estate, Soulton Road		2.1		
Former Timber Yard, Aston Road			2.5	
Central	**35**	**8**	**13**	**14**
Shrewsbury (W)	**34**	**8**	**13**	**13**
Shrewsbury Business Park, Phase 1		0.3		
Centurion Park, Kendal Road		0.5		
Battlefield Enterprise Park		3.9		
Grange Business Park, Lancaster Road Industrial Estate		0.2		
Former Cattlemarket		1.7		
Sundorne Retail Park		0.1		
Abbey Lawns (former Farr and Harris)		0.2		
Flax Mill, Ditherington		0.7		
Frankwell Quay		0.01		
Station Road, Dorrington		0.2		
Land east of Battlefield			2.3	
Shrewsbury Business Park, Phase 2 & Plot 10			5.2	
Land adjoining Poultry Unit, Ford **(W)**			5.8	
Shrewsbury South Sustainable Urban Extension				6.0
Shrewsbury West Sustainable Urban Extension				4.0
Land West of Battlefield Road				3.0
Minsterley & Pontesbury	**1**	**0**	**0.3**	**0.7**
Former Bus Depot, Station Road			0.3	
Hall Farm Minsterley				0.7
South	**23**	**6**	**8**	**9**

Ludlow	**4.4**	**1.4**	**0.5**	**2.5**
North of Sheet Road		1.0		
Adj Shukers Landrover, Parys Road, Ludlow Business Park		0.3		
Land North of Lingen Road, Ludlow Business Park		0.1		
Land at Foldgate Lane			0.5	
Land East of Ludlow Eco Park, Sheet Road				2.5
Bishops Castle	**4.5**	**0.4**	**4.1**	**0**
Bishops Castle Business Park, Phase 1, Plot 1a		0.3		
Bishops Castle Business Park, Phase 1, Plot E		0.1		
Land at Bishops Castle Business Park, Phase 2			2.8	
Timber Yard / Station Yard, Bucknell			1.4	
Craven Arms (W) (D)	**12**	**4**	**3.5**	**4.5**
Osprey Ltd, Stokewood Road, Craven Arms Business Park **(D)**		0.7		
Craven Arms Business Park, Stokewood Road,		0.5		
Craven Arms Business Park, Plot K		0.2		
The Grove, Britpart Ltd **(D)**		1.6		
The Grove, Border Holdings **(D)**		0.7		
Land North of Long Lane **(W)**			3.5	
Newington Farm **(D)**				2.0
West of Newington Farm				2.5
Church Stretton	**1.8**	**0**	**0**	**1.8**
Land at New House Farm				1.8
Cleobury Mortimer	**0.4**	**0.1**	**0**	**0.3**
Land at Old Station Business Park				0.3
Old Station Business Park, Unit 14		0.1		
East	**22**	**4**	**8**	**11**

Bridgnorth (W) (D)	**16**	**3.7**	**5.5**	**6.6**
Stanmore Industrial Estate, Stanmore		2.8		
Bridgnorth Aluminium, Stourbridge Road **(D)**		0.3		
Faraday Drive (East & West), Bridgnorth		0.3		
Alveley Industrial Estate, Alveley		0.1		
Chartwell Business Park			4.6	
Adj Ditton Priors Industrial Estate, Ditton Priors			0.9	
Land South of A458, opposite Wenlock Road **(W)**				6.6
Shifnal (W)	**4**	**0**	**0**	**4**
J N Bentley Ltd, Lamledge Lane **(W)**				2.0
Land south of Aston Road				2.0
Much Wenlock	**1.7**	**0**	**1.7**	**0**
Land off Stretton Road			1.7	
Highley	**0.6**	**0**	**0.6**	**0**
Land adj Netherton Workshops			0.6	

(W) - Indicates sites preferred for Recycling and Environmental Industries

(D) - Indicates sites dedicated to single occupier

Appendix 6
Hierarchy of Protected Employment Areas

SHREWSBURY	Regeneration Opportunities
Regional Sites	
Ditherington Flax Mill, Shrewsbury	Yes
Sub-Regional Sites	
Shrewsbury Business Park, Shrewsbury	
Battlefield Enterprise Park, Shrewsbury	
Key Shropshire Sites	
Oxon Business Park, Shrewsbury	Yes
Doncasters Airmotive, Shrewsbury	
Lancaster Road Industrial Estate, Shrewsbury	
Centurion Park, Shrewsbury	
William A Lewis & BT Complex, Shrewsbury	Yes
Former Cattlemarket area, Shrewsbury	
Castle Foregate (East), Shrewsbury	Yes
Longden Road Industrial Estate, Shrewsbury	

SHREWSBURY	**Regeneration Opportunities**
Sundorne Retail Park (part), Shrewsbury	
Key Local Sites	
Monkmoor Industrial Estate, Shrewsbury	
Mixed Commercial Site	
Castle Foregate (West), Shrewsbury	Yes

MARKET TOWNS & KEY CENTRES	Regeneration Opportunities
Sub-Regional Sites	
Waymills Business Park, Whitchurch	
Mullers & Tern Valley Business Park (Phase 1), Market Drayton	
Maes Y Clawdd, Oswestry	Yes
Stanmore Industrial Estate, Bridgnorth	
Key Shropshire Sites	
Whittington House and Artillery Business Park, Oswestry	
Ellesmere Business Park (Phase 1), Ellesmere	
Muller Dairy & Rea Valley Foods, Minsterley	
Bridgnorth Aluminium / Discovery Foils, Bridgnorth	
Muller England (UK) Ltd, Cleobury Mortimer	
Ludlow Industrial Estate, Ludlow	Yes
Ludlow Eco Park, Ludlow	Yes
Maer Lane and Bert Smith Way, Market Drayton	Yes

MARKET TOWNS & KEY CENTRES	Regeneration Opportunities
Sych Farm (Phase 1), Market Drayton	
Fulwood / Fabdec, Ellesmere	
Faraday Drive, Bridgnorth	
Weeping Cross Business Park, Ludlow	
Key Local Sites	
Wem Engineering Centre, Wem	
Aston Road, Business park, Wem	Yes
Wem Industrial Estate, Wem	
Employment Area, Cockshutt Lane, Broseley	Yes
Netherton Workshops, Highley	
Long Mynd Business Park, Church Stretton	
Love Lane Industrial Estate, Bishops Castle	
Bishops Castle Business Park (Phase 1), Bishops Castle	
Shifnal Industrial Estate, Shifnal	
Craven Arms Business Park, Craven Arms	Yes
Old Station Yard, Cleobury Mortimer	

MARKET TOWNS & KEY CENTRES	Regeneration Opportunities
Wem Business Park, Wem	Yes
Traditional Products, Oswestry	
Albrighton Business Park, Albrighton	
Stanley Lane, Bridgnorth	Yes
Employment Area, Stretton Road, Much Wenlock	
Shrewsbury Road Industrial Estate, Craven Arms	
Burway Trading Estate, Ludlow	
Employment Area and Brewery, Tenbury Road, Cleobury Mortimer	Yes
Lloyds of Ludlow	
Mixed Local Sites	
Employment Area, Calcutts Lane, Broseley	Yes