

# SP MANWEB

## Reinforcement to the North Shropshire Electricity Distribution Network



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Environmental Statement Chapter 5  
Planning Considerations

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November 2018



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Electricity Distribution Network**

**CHAPTER 5  
PLANNING CONSIDERATIONS**

**Environmental Statement**

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**The Planning Act 2008**

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
Regulations 2009**

**Regulation 5(2)(a)**

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**Environmental Statement: Chapter 5 – Planning Considerations**

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## Environmental Statement Documents

<b>ENVIRONMENTAL STATEMENT</b>		
<b>DCO Document</b>	<b>Chapter</b>	<b>Document</b>
6.1	1	Introduction
6.2	2	Alternatives and Design Evolution
6.3	3	The Proposed Development
6.4	4	Approach and General Methodology
6.5	5	Planning Considerations
6.6	6	Landscape and Visual
6.7	7	Ecology and Biodiversity
6.8	8	Historic Environment
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Reference is also made to the following documents:

<b>DCO Document</b>	<b>Document</b>
7.1	Planning Statement
7.8	Route Corridor Options Report (June 2016)



## CHAPTER 5: PLANNING CONSIDERATIONS

### 5.1 INTRODUCTION

- 5.1.1 The purpose of this chapter is to set out the relevant national legislation and the national and local planning policies that provide the context for and are considered relevant to the EIA of the Proposed Development.
- 5.1.2 The application for an order granting Development Consent is also supported by a Planning Statement (**DCO Document 7.1**) which provides a more comprehensive review of planning policy in relation to the Proposed Development and considers compliance with that planning policy.
- 5.1.3 This chapter is supported by: the following appendix:
- Appendix 5.1: Mineral Resource Assessment (**DCO Document 6.5.1**).

### 5.2 PLANNING ACT 2008

- 5.2.1 Under the Planning Act 2008<sup>1</sup> the Proposed Development is defined as a Nationally Significant Infrastructure Project (NSIP).
- 5.2.2 Section 14 of the Planning Act 2008 states that:
- ‘(1) ‘In this Act “nationally significant infrastructure project” means a project which consists of any of the following —*
- (b) the installation of an electric line above ground;’*
- 5.2.3 The Act provides further explanation defining this as an electric line installed above ground with a nominal voltage greater than or equal to 132kV and greater than 2 kilometres (km) in length.
- 5.2.4 National Policy Statements (NPSs) set out Government policy for the delivery of national infrastructure and are of primary importance to the decision making process for NSIPs.

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<sup>1</sup> Planning Act. HMSO, London. HM Government (2008)

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5.2.5 Section 104 of the Planning Act 2008 states:

*'(2) In deciding the application the Secretary of State must have regard to— any national policy statement which has effect in relation to development of the description to which the application relates (a 'relevant national policy statement'); and .....*

*The Secretary of State must decide the application in accordance with any relevant national policy statement, except to the extent that one or more of subsections (4) to (8) applies'...*

### 5.3 NATIONAL POLICY STATEMENTS

5.3.1 Six NPSs for energy infrastructure were designated by the Secretary of State for Energy and Climate Change (SoS) in July 2011. The most relevant NPS for distribution infrastructure are the Overarching National Policy Statement for Energy (EN-1)<sup>2</sup> and the National Policy Statement for Electricity Networks Infrastructure (EN-5)<sup>3</sup> (which must be read in conjunction with NPS EN-1).

#### Overarching National Policy Statement for Energy (NPS EN-1)

5.3.2 Part 4 of NPS EN-1 sets out general polices. Its states that:

*'In considering any proposed development, and in particular when weighing its adverse impacts against its benefits, the IPC should take into account:*

*- Its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long term or wider benefits; and*

*- Its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts.*

*In this context, the IPC should take into account environmental, social and*

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<sup>2</sup> Department for Energy and Climate Change (July 2011), Overarching Energy National Policy Statement (EN-1)

<sup>3</sup> Department for Energy and Climate Change (July 2011), National Policy Statement for Electricity Energy Infrastructure (EN-5)

*economic benefits and adverse impacts at national, regional and local levels*'. (paras 4.1.2 and 4.1.4)

5.3.3 NPS EN-1 (para 4.1.5) references development plan policies as being 'other matters' which could potentially be taken into account by the relevant decision making authority in determining a DCO application:

*'... matters that [the decision maker] may consider both important and relevant to its decision making may include Development Plan Documents or other documents in the Local Development Framework. In the event of a conflict between these or any other documents and an NPS, the NPS prevails for the purposes of ... decision making given the national significance of the infrastructure'*.

5.3.4 Section 5.5 of this chapter provides an overview of the local planning policies. Consideration of how the environmental impact assessment has addressed their requirements is set out in the Planning Statement (**DCO Document 7.1**).

5.3.5 NPS EN-1 goes on:

*'All proposals for projects that are subject to the European Environmental Impact Assessment Directive must be accompanied by an Environmental Statement (ES) describing the aspects of the environment likely to be significantly affected by the project'*. (para 4.2.1)

5.3.6 NPS EN-1 sets out additional matters which the Secretary of State must consider in his determination process. They include the matters summarised in Table 5.1 below:

Table 5.1 – Other Matters Identified for Consideration in the ES (NPS EN-1)	
Issue	Included in the ES
Para 4.2.3 states that <i>'For the purposes of this NPS and the technology-specific NPSs the ES should cover the environmental, social and economic effects arising from the pre-construction,</i>	DCO Documents 6.1 – 6.15 provide the ES for the Proposed Development.

**Table 5.1 – Other Matters Identified for Consideration in the ES (NPS EN-1)**

Issue	Included in the ES
<i>construction, operation and decommissioning of the project’.</i>	
<p>Para 4.3.1 states that <i>‘Prior to granting a development consent order the IPC must, under the Habitats and Species Regulations...consider where the project may have a significant effect on a European site....Applicants should also refer to Section 5.3 of this NPS on biodiversity and geological conservation’.</i></p>	<p>Chapter 7 ‘Ecology and Biodiversity’ (<b>DCO Document 6.7</b>) and the Information to Inform a Habitats Regulations Assessment (IIHRA (<b>DCO Document 5.4</b>) describe the assessment of potential effects on European sites.</p> <p>It is considered that the Proposed Development will not have any adverse effects on any European site of nature conservation importance.</p>
<p>Para 4.4.1 confirms that <i>‘this NPS does not contain any general requirement to consider alternatives....however applicants are obliged to include their ES ....information about the main alternatives they have studied’.</i></p>	<p>Chapter 2 ‘Alternatives and Design Evolution’ (<b>DCO Document 6.2</b>) describes how the Proposed Development has developed and explains the alternatives considered</p>
<p>Section 4.5 of the NPS deals with good design for energy infrastructure.</p> <p><i>‘applicants should be able to demonstrate ... how the design process was conducted and how the proposed design evolved’.</i> (para 4.5.4).</p>	<p>Chapter 2 ‘Alternatives and Design Evolution’ (<b>DCO Document 6.2</b>) describes how the Proposed Development has developed and explains the alternatives considered.</p> <p>The Trident wood pole design proposed is preferred as it is technically feasible, less visually intrusive, less likely to be visible on the skyline and more flexible for routeing, thereby providing a better fit with the landscape.</p>

5.3.7 Part 5 of NPS EN-1 goes on to identify the generic impacts which should be considered. Table 5.2 below identifies these potential impacts and identifies where in the ES information is provided.

**Table 5.2 – Generic Impacts to be considered in an ES (NPS EN-1)**

Generic Impact (NPS EN-1)	Included in the ES
Air quality and emissions	<p>Information on air quality and emissions was provided in Chapter 14 'Statutory Nuisance' of the Scoping Report<sup>4</sup> and is included in Appendix 4.1 of this ES (Noise and Air Quality Technical Note) (<b>DCO Document 6.4.1</b>).</p> <p>Agreement was received from the Environmental Protection Team at Shropshire Council that the potential impacts were at such a low level that they could be scoped out of the ES.</p>
Biodiversity and geological conservation	<p>Information on biodiversity is presented in Chapter 7 'Ecology and Biodiversity' of this ES (<b>DCO Document 6.7</b>).</p> <p>There are no geological conservation sites in the vicinity of the Proposed Development.</p>
Dust	<p>Information on the practices that would be adopted in order to reduce potential impacts associated with dust are incorporated within the Construction Environmental Management Plan (CEMP), which is Appendix 3.2 to this ES (<b>DCO Document 6.3.2</b>).</p>
Electro-magnetic fields (EMFs)	<p>Information on 'Electric and Magnetic Fields' was presented in Chapter 17 of the Scoping Report.</p> <p>The Scoping Opinion<sup>5</sup> confirmed that this potential impact could be scoped out of the ES.</p>

<sup>4</sup> <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN020021/EN020021-000027-Scoping%20Report.pdf>

<sup>5</sup> <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN020021/EN020021-000012-Scoping%20Opinion.pdf>

**Table 5.2 – Generic Impacts to be considered in an ES (NPS EN-1)**

Generic Impact (NPS EN-1)	Included in the ES
Flood risk	Information on flood risk is presented in Chapter 9 'Flood Risk, Water Quality and Resources' of this ES ( <b>DCO Document 6.9</b> ) and the Flood Risk Assessment, which forms part of the application for an order granting Development Consent ( <b>DCO Document 5.2</b> ).
Historic Environment	Information on potential effects on the historic environment is presented in Chapter 8 'Historic Environment' of this ES ( <b>DCO Document 6.8</b> ).
Landscape and visual	Information on potential landscape and visual impacts is presented in Chapter 6 'Landscape and Visual' of this ES ( <b>DCO Document 6.6</b> ).
Land Use	The area within which the Proposed Development would be located is primarily agricultural. Potential effects on agriculture are presented in Chapter 11 'Land Use and Agriculture' of this ES ( <b>DCO Document 6.11</b> ). Other potential effects on land use are presented in Chapter 6 'Landscape and Visual' ( <b>DCO Document 6.6</b> ) and Chapter 10 Socio Economic ( <b>DCO Document 6.10</b> ).
Noise and vibration	Information on noise and vibration was provided in Chapter 14 'Statutory Nuisance' of the Scoping Report and is presented in Appendix 4.1 to this ES (Noise and Air Quality Technical Note) ( <b>DCO Document 6.4.1</b> ).  Agreement was received from the Environmental Protection Team at Shropshire Council that the potential impacts were at such a low level that

**Table 5.2 – Generic Impacts to be considered in an ES (NPS EN-1)**

Generic Impact (NPS EN-1)	Included in the ES
	they could be scoped out of the ES.
Socio-economic	Information on potential socio-economic impacts is presented in Chapter 10 'Socio-Economic' of this ES ( <b>DCO Document 6.10</b> ).
Traffic and transport	<p>Information on traffic and transport was provided in Chapter 15 'Traffic and Transport' of the Scoping Report and is presented in Appendix 1.1 to this ES (Transport and Highways Technical Note) (<b>DCO Document 6.1.1</b>).</p> <p>Agreement was received from Shropshire Council and Highways England that the potential impacts are at such a low level that they could be scoped out of the ES.</p>
Waste management	<p>Information on waste management was presented in Chapter 14 'Statutory Nuisance' of the Scoping Report.</p> <p>Information on the practices that will be adopted in order to reduce waste associated with the development are included within the CEMP, which is Appendix 3.2 to this ES (<b>DCO Document 6.3.2</b>).</p>
Water quality and resources	Information on water quality and resources is presented in Chapter 9 'Flood Risk, Water Quality and Resources' of this ES ( <b>DCO Document 6.9</b> ).

5.3.8 Further information to demonstrate the Proposed Development’s compliance with the requirements of NPS EN-1 is provided within the Planning Statement (**DCO Document 7.1**).

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### National Policy Statement for Electricity Networks Infrastructure (NPS EN-5)

5.3.9 National Policy Statement EN-5 provides specific guidance relevant to 'electricity networks infrastructure' NPS EN-5 (para 2.6.1) sets out additional technology specific considerations on the generic impacts considered in NPS EN-1 (see Table 5.2 above). These are:

- Biodiversity and geological conservation;
- Landscape and visual; and
- Noise and vibration.

5.3.10 Consideration of these impacts, and the specific consideration set out in EN-5 is covered in the appropriate topic specific chapters of this ES.

5.3.11 With respect to biodiversity the NPS states that:

*'...large birds such as swans and geese may collide with overhead lines associated with power infrastructure, particularly in poor visibility. Large birds in particular may also be electrocuted when landing or taking off by completing an electric circuit between live and ground wires'.* (para 2.7.1)

And

*'The applicant will need to consider whether the proposed line will cause such problems at any point along its length and take this into consideration in the preparation of the Environmental Impact Assessment'.* (para 2.7.2)

5.3.12 Chapter 7 'Ecology and Biodiversity' (**DCO Document 7.6**) and Appendix 7.5 (**DCO Document 6.7.5**) 'Ornithology Surveys' of this ES set out the assessment of the potential effects of the Proposed Development on birds.

5.3.13 Section 2.8 of EN-5 identifies specific considerations which apply to electricity networks infrastructure.

5.3.14 Para 2.8.2 of EN-5 states that:

*'...new above ground electricity lines, whether supported by lattice steel towers/pylons or wooden poles, can give rise to adverse landscape and*



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*visual impacts, dependent upon their scale, siting, degree of screening and the nature of the landscape and local environment through which they are routed. For the most part these impacts can be mitigated, however at particularly sensitive locations the potential adverse landscape and visual impacts of an overhead line proposal may make it unacceptable in planning terms, taking account of the specific local environment and context.'*

5.3.15 It goes on:

*'Cumulative landscape and visual impacts can arise where new overhead lines are required along with other related developments such as substations, wind farms and/or other new sources of power generation.'*

5.3.16 The assessment of the potential landscape and visual effects of the Proposed Development is set out in Chapter 6 'Landscape and Visual' (**DCO Document 6.6**) and its associated appendices (**DCO Document 6.6.1 – 6.6.3**).

5.3.17 Para 2.8.4 notes that:

*'Where possible, applicants should follow the principles below in designing the route of their overhead line proposals and it will be for applicants to offer constructive proposals for additional mitigation of the proposed overhead line. The ES should set out details of how consideration has been given to undergrounding or sub-sea cables as a way of mitigating such impacts, including, where these have not been adopted on grounds of additional cost, how the costs of mitigation have been calculated'*

5.3.18 Chapter 2 'Alternatives and Design Evolution' (**DCO Document 6.2**) outlines how consideration has been given to alternative means of making the connection.

5.3.19 With respect to noise and vibration, Section 2.9 of the NPS states that:

*'Generic noise effects are covered in Section 5.11 of EN-1. In addition there are specific considerations which apply to electricity networks infrastructure.'* (para 2.9.1);

And

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*'All high voltage transmission lines have the potential to generate noise under certain conditions'. (para 2.9.2).*

5.3.20 Chapter 4 'Approach and General Methodology' (DCO Document 6.4) and Appendix 4.1 (Noise and Air Quality Technical Note) (DCO Document 6.4.1) explain that noise and vibration have been scoped out of the assessment process following agreement with Shropshire Council.

5.3.21 With respect to EMFs, Section 2.10 of the NPS notes that the ICNIRP has developed health protection guidelines<sup>6</sup> for both public and occupational exposure (para 2.10.3). The Scoping Opinion confirmed that this topic could be scoped out of the ES.

#### 5.4 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.4.1 The National Planning Policy Framework (July 2018)<sup>7</sup> sets out government's planning policies for England and how these are expected to be applied.

5.4.2 The Framework does not contain specific policies for NSIPs as particular considerations apply to those projects, as these are determined in accordance with the decision-making framework set out in the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the NPPF). Para 4.1.5 of EN-1 states that:

*'Other matters that the IPC may consider both important and relevant to its decision-making may include Development Plan Documents or other documents in the Local Development Framework'.*

5.4.3 Paragraph 80 of the NPPF with reference to *'building a strong, competitive economy'* states that:

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<sup>6</sup> International Commission on Non-Ionising Radiation Protection (1998). Guidelines for limiting exposure to time varying electric, magnetic and electromagnetic fields.

<sup>7</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/733637/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf)

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*‘Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’.*

5.4.4 Section 11 *‘Making effective use of land’* recognises that planning policies and decision to support development that makes efficient use of land should take into account *‘the availability and capacity of infrastructure and services – both existing and proposed...’* (para 122 (c)).

5.4.5 The NPPF also includes sections on other core land–use planning principles, which provide the overarching policy for the planning system in England. These include;

- Section 14 – Managing the challenge of climate change, flooding and coastal change;
- Section 15 – Conserving and enhancing the natural environment; and
- Section 16 - Conserving and enhancing the historic environment.

5.4.6 The NPPF is therefore a relevant consideration in decision making for NSIPs

## 5.5 LOCAL PLANNING POLICY

5.5.1 Information on relevant local planning policy which informed the design and assessment of the Proposed Development is provided within this section.

5.5.2 Two of the key documents which make up the Shropshire Local Plan are:

- The Core Strategy Development Plan Document (DPD) (adopted 24 February 2011); and
- The Site Allocations and Management of Development (SAMDev) Plan (adopted 17 December 2015).

### The Core Strategy

5.5.3 The Core Strategy provides the overarching local planning policy document for Shropshire and includes a spatial vision and a set of strategic county-wide

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objectives and policies to inform future development. The Core Strategy's vision sets a development strategy, which identifies the level of development anticipated to take place.

5.5.4 The Strategic Approach (Core Strategy Policy CS1) states that:

*'Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006 – 2026, around 27,500 new homes... around 290 hectares of employment land, and accompanying infrastructure across Shropshire....'*

5.5.5 Core Strategy Policy CS8 'Facilities, Services and Infrastructure Provision' seeks to encourage the development of 'sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life', recognising that this will be assisted by:

*'working closely with network providers to ensure provision of necessary energy distribution networks'*

5.5.6 Core Strategy Policy CS9 'Infrastructure Contributions' recognises that development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure. These are defined as 'critical', 'priority' and key infrastructure, depending on the scale.

5.5.7 Core Strategy Policy CS13 'Economic Development, Enterprise and Employment' goes on:

*'Shropshire Council ...will plan positively to develop and diversify the Shropshire economy...*

- *Planning and managing a responsive and flexible supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business, with investment in infrastructure to aid their development or to help revitalise them...'*

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- 5.5.8 Core Strategy Policy CS5 ‘Countryside and the Green Belt’ states that new development will be strictly controlled in accordance with national planning policies protecting the countryside.
- 5.5.9 Core Strategy Policy CS17 ‘Environmental Networks’ seeks to ensure development which both protects and enhances the diversity, high quality and local character of Shropshire’s natural, built and historic environment, noting that this should not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. The policy also seeks to ensure that development should not have a significant adverse impact on environmental assets and should not create barriers or sever links between sites.
- 5.5.10 Core Strategy Policy CS20 ‘Strategic Planning for Minerals’ notes that Shropshire has important and finite mineral resources:

*‘Shropshire’s important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation .....*

- *Protecting Mineral Safeguarding Areas (MSAs)....Non-mineral development in these areas.....will be expected to avoid sterilising or unduly restricting the working of proven mineral resources..... consistent with the requirements of national and regional policy..’*

### **The SAMDev Plan**

- 5.5.11 The SAMDev Plan (adopted 17th December 2015) supports the Core Strategy and provides the site specific allocations element of the Shropshire LDF.
- 5.5.12 The SAMDev Plan sets out proposals for the use of land and policies to guide future development. Of particular relevance to the Proposed Development are Sustainable Design (Policy MD2), Infrastructure Provision (Policy MD8), the Natural Environment (Policy MD12), the Historic Environment (Policy MD13), and Mineral Safeguarding (Policy MD16).
- 5.5.13 The explanation to Policy MD2: ‘Sustainable Development’ recognises that

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consideration should also be given to safeguarding existing infrastructure so as to maintain continued operation and provide opportunities for appropriate expansion of infrastructure to meet local needs:

*'6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints....'*

5.5.14 Policy MD4 'Managing Employment Development' relates to the management of a portfolio of employment land and premises, and maintaining a reservoir of available sites. Sites are identified on the Policies Map. The policy reasoning provided is:

*'The strategic supply of employment land is a key resource for this authority, its partners and stakeholders and the commercial property market. The strategic land supply will be used to support and encourage economic development by businesses and investors and to deliver continuing growth and prosperity in the local economy.'*

5.5.15 Two areas have been identified to the east of Oswestry on the Policies Map:

- Land south of Whittington Road (ELR043): and
- Land at Mile End East (ELR072).

5.5.16 These areas are illustrated on Figure 4.6 of 'Additional Environmental Constraints' from the Route Corridor Options Report (June 2016) (**DCO Document 7.8**). They were both avoided by the sensitive routeing for the Proposed Development.

5.5.17 Policy MD8: 'Infrastructure Provision' provides policy guidance for New Strategic Infrastructure':

*'3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular*

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*consideration will be given to the potential for adverse impacts on:*

- i. residential and other sensitive neighbouring land uses;*
- ii. visual amenity;*
- iii. landscape character and sensitivity, including impacts on sensitive skylines;*
- iv. natural and heritage assets...*
- v. the visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11);*
- vi. noise, air quality, dust, odour and vibration;*
- vii. water quality and resources;*
- viii. impacts from traffic and transport during the construction and operation of the infrastructure development; and*
- ix. cumulative impacts’.*

5.5.18 It goes on:

*‘Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package’.*

5.5.19 Policy MD12: ‘ The Natural Environment’ states that:

*‘...the avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration will be achieved by:*

*2. Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following:*

- i. the special qualities of the Shropshire Hills AONB;*
- ii. locally designated biodiversity and geological sites;*
- iii. priority species;*
- iv. priority habitats;*
- v. important woodlands, trees and hedges;*

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- vi. *ecological networks;*
  - vii. *geological assets;*
  - viii. *visual amenity; and*
  - ix. *landscape character and local distinctiveness.*

*will only be permitted if it can be clearly demonstrated that:*

- a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and;*
- b) the social or economic benefits of the proposal outweigh the harm to the asset.*

*In all cases, a hierarchy of mitigation then compensation measures will be sought'.*

5.5.20 Policy MD13: 'The Historic Environment' sets out specific guidance on the protection of Shropshire's historic environment including the requirements that need to be met for those development proposals which are likely to have an impact on the significance, including the setting, of a heritage asset.

*'2. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings;*

*3. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate; and*

*4. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect....'.*

5.5.21 Mineral safeguarding is dealt with under Policy MD16, which states that every



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effort will be made to ensure that, where practicable, known mineral resources are not sterilised by other forms of development:

*'Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be granted unless:*

- i. The applicant can demonstrate that the mineral resource concerned is not of economic value; or*
- ii. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; ...'.*

5.5.22 It goes on

*'3. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development..... This assessment will provide information to ...demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource...'*

5.5.23 The 132kV overhead line traverses a Mineral Safeguarding Area for sand and gravel. A Minerals Resource Assessment was provided as Appendix D to the Scoping Report and is reproduced as Appendix 5.1 (**DCO Document 6.5.1**) to the ES. The Scoping Opinion confirmed that this topic could be scoped out of the ES.

### Place Plans

5.5.24 The LDF also includes a number of Place Plans, which summarise and prioritise the local infrastructure needs which are required to support the sustainable development of the individual areas and identify the wider investment needs to assist delivery of the communities' visions and

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aspirations. Of relevance to the Proposed Development are the Oswestry and Wem Place Plans.

5.5.25 The Place plans recognise that in order to ensure that new development is sustainable it is important that it is supported by the necessary infrastructure.

5.5.26 The 'Place Plan for Oswestry and the Surrounding Area' (2015-2016) identifies the following:

- Oswestry Innovation Park; and
- Investment required for provision of infrastructure for employment sites (Land south and north of Whittington Road).

5.5.27 These are categorised as 'Priority' under the Core Strategy definitions in Policy CS9.

#### **Local Plan Review**

5.5.28 The Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), set out proposals for the use of land and policies to guide future development in order to help to deliver sustainable growth in Shropshire for the period up to 2026.

5.5.29 Shropshire Council is currently in the process of a Local Plan Review in order:

- To allow the consideration of updated information on development needs within the Country;
- To reflect changes to national policy and our local strategies;
- To extend the Plan period to 2036; and to provide a plan which will help to support growth; and
- To maintain local control over planning decisions during the period to 2036.

5.5.30 Shropshire Council published its 'Preferred Scale and Distribution of Development (October 2017)'. This has identified planned housing growth 11% higher than the previous strategy on which the load forecast for the Proposed Development was based. Consultation on the document closed in

December 2017.

- 5.5.31 SP Manweb continues to liaise with Shropshire Council over its future plans for growth in the area.

## **5.6 PLANNING APPLICATIONS**

- 5.6.1 Planning applications within 1km of the Proposed Development (excluding the access tracks and lower voltage diversions) have been reviewed<sup>8</sup> in order to identify whether any of the proposals would be affected by or would affect the Proposed Development.

- 5.6.2 None of these applications are affected by the Proposed Development.

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<sup>8</sup> Excluding (i) domestic extensions unless within 200m of the Order Limits (ii) agricultural buildings unless in close proximity (iii) proposals within the settlements of Oswestry and Wem which meet the above criteria, or have no or limited visual connection to the Proposed Development

Table 5.3 – Review of Planning Applications				
Reference	Location	Description	Status	Date
18/03787/FUL	Bryn-Y-Plentyn Farm Bryn-Y-Plentyn Middleton Oswestry Shropshire SY11 4LP  Approx. 340m from Order Limits	Erection of an 11KV electricity substation and all associated works	Awaiting decision	15/08/2018
18/03384/REM	Land To The South Of Cockshutt Shropshire  Approx. 680m from Order Limits	Approval of reserved matters pursuant to 15/03087/OUT for the erection of three detached dwellings	Awaiting decision	06 Aug 2018
18/02746/VAR	Proposed Residential Development Land South Of Chapel House Farm Cockshutt Shropshire  Approx. 500m from Order Limits	Variation of conditions attached to planning permission 16/04059/FUL for the erection of five dwellings; formation of one vehicular access and alterations to existing vehicular access	Granted	06 Aug 2018
18/03295/DIS	Proposed Dwellings Adj The Parklands The Parklands Cockshutt Shropshire  Approx. 670m from Order Limits	Discharge of condition for the erection of 4No dwellings and formation of vehicular access	Awaiting decision	26 Jul 2018

Table 5.3 – Review of Planning Applications				
Reference	Location	Description	Status	Date
18/02906/FUL	Proposed Dwellings Adj The Parklands The Parklands Cockshutt Shropshire  Approx. 220m from closest pole location	Redevelopment of traditional agricultural building to a single residential unit and erection of carport	Awaiting decision	02 Jul 2018
17/05094/FUL	Perrymoor Farm Berghill Lane Whittington SY11 4PF  Approx. 570m from Order Limits	Erection of extensions and conversion of barns to extend existing farmhouse; conversion of outbuildings to stables and creation new vehicular access.	Granted	28 Feb 2018
18/01616/DIS	Perrymoor Farm, Berghill Lane, Whittington, SY11 4PF  Approx. 570m from Order Limits	Discharge of conditions relating to Planning Permission 17/05094/FUL i.e., Erection of extensions and conversion of barns to extend existing farmhouse; conversion of outbuildings to stables and creation new vehicular access.	Part Approved	02/05/2018
18/02276/REM	Land Adjacent To The Oaklands Cockshutt Shropshire  Approx.750m from Order Limits	Approval of reserved matters pursuant to outline permission 15/03703/OUT for the erection of 2No. dwellings	Pending Consideration	17 May 2018 -
18/02204/FUL	Overfields Ellesmere Road Wem Shrewsbury Shropshire	Proposed change of use of land from field and yard area to an all weather horse	Granted	01 Aug 2018

Table 5.3 – Review of Planning Applications				
Reference	Location	Description	Status	Date
	SY4 5TU  Approx. 110 m from Order Limits	training area		
17/00928/FUL	Overfields Ellesmere Road Wem Shrewsbury Shropshire SY4 5TU  Approx. 110m from Order Limits	Change of use of an agricultural building for use as stabling, together with adjoining agricultural land to be used for grazing of horses	Granted	06 Jul 2017
17/04069/REM	Proposed Residential Development Land to the South of Cockshutt  Approx. 680m from Order Limits	Reserved Matters Application pursuant to outline application 15/03087/ OUT for the erection of 3 No dwellings (to include access)	Withdrawn	17 Jan 2018 -
17/01978/REM	Proposed Agricultural Workers Dwelling NE Of Coppice Farm Burlton Shrewsbury Shropshire  Approx. 280m from Overhead Limits	Approval of reserved matters pursuant to permission 16/00606/OUT for erection of an agricultural workers dwelling and detached garage	Granted	18 Jul 2017
17/01376/OUT	Proposed Dwelling North West	Outline application for the erection of one	Refused then	01 Jun 2017

Table 5.3 – Review of Planning Applications				
Reference	Location	Description	Status	Date
	Of Yew Tree Cottage, Loppington, Shropshire  Approx. 400m from Order Limits	dwelling	granted on appeal	
16/04816/FUL	Kenwick Lodge Cockshutt Ellesmere Shropshire SY12 0JQ  Approx. 150m from Order Limits (alignment)	Conversion of barn to form 2 dwellings (previously approved for one dwelling under NS/06/02037/FUL)	Granted	07 Mar 2017
16/00606/OUT	Proposed Agricultural Workers Dwelling NE Of Coppice Farm Burlton Shrewsbury Shropshire  Approx. 280m from Order Limits	Outline application for the erection of an agricultural workers dwelling to include access	Granted	26 Sep 2016
16/01214/DIS	Manor Farm Noneley Wem SY4 5SL  Approx. 450m from Order Limits	Discharge of condition relating to 15/03755/FUI for the erection of a two storey extension to main house, Manor Farm, Noneley, Wem, Shrewsbury	Granted	06 Apr 2016
15/00619/REM	Proposed Dwelling Off	Approval of reserved matters pursuant to	Granted	Wed 29 Apr

Table 5.3 – Review of Planning Applications				
Reference	Location	Description	Status	Date
	Bankhouse Lane Wem Shropshire  Approx. 500m from Order Limits (alignment)	Outline application 14/00620/OUT for 1no detached dwelling		2015
13/04002/DIS	Grafton Farm Loppington Shrewsbury Shropshire SY4 5SL  Approx. 640m from Order Limits	Discharge of conditions attached to planning permission 10/01997/FUL for the conversion of outbuildings to form 3 residential units	Granted	24 Jan 2014

Note: Applications identifying projects considered within the cumulative assessment are not included here.



## 5.7 SUMMARY

- 5.7.1 The policy context pertinent to the Proposed Development is set out in a number of national and local planning policy documents.
- 5.7.2 The National Policy Statements provide the policy framework for NSIPs, particularly in this instance NPS EN-1 and NPS EN-5.
- 5.7.3 This ES includes topic specific assessments against National Policy Statements. It also refers to relevant guidance, local planning policy and legislation in each technical chapter, where required.
- 5.7.4 A more detailed planning policy assessment is provided in the Planning Statement (**DCO Document 7.1**) which forms part of the application for an order granting Development Consent.